

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. 3252**

**ZONING THE H.B.C.R.S ANNEXATION RMF-5  
LOCATED AT 2620 G ROAD**

Recitals:

The property located at 2620 G Road is currently zoned County R-1-B (Residential, 2 units per acre). The owner has requested annexation and a zoning of RMF-5. The RMF-5 is within the Growth Plan designation of 4 to 7.9 units per acre and is compatible with the surrounding area.

The Planning Commission considered the request and recommended a zoning of RMF-5.

The City Council, having considered the Planning Commission recommendation, concurs with the Planning Commission's recommendation and finds that the RMF-5 zoning meets the rezoning criteria in section 4-4-4 in the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED RMF-5:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the SW 1/4 SW 1/4 of Section 35; thence N 00°00'00" W along the east line of said SW 1/4 SW 1/4 a distance of 30.00 feet to the southwest corner of Lot 6, Block 4 of Sunset Terrace Replat Subdivision and True Point of Beginning of the parcel described herein; thence S 90°00'00" W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 35 a distance of 603.40 feet to a point; thence N 00°00'00" W a distance of 352.00 feet to a point; thence S 90°00'00" W a distance of 55.85 feet to a point; thence N 18°42'28" E a distance of 466.13 feet to a point on the north line of the south 823.50 feet of the SW 1/4 SW 1/4 of said Section 35; thence N 90°00'00" E along the north line of the south 823.50 feet of said SW 1/4 SW 1/4 a distance of 509.74 feet to the northeast corner of the south 823.50 feet of said SW 1/4 SW 1/4; thence S 00°00'00" W along the east line of the SW 1/4 SW 1/4 of said Section 35 ( said east line also being the west boundary line for Sunset Terrace Replat Subdivision ) a distance of 793.50 feet to the point of beginning.

INTRODUCED for FIRST READING this 3rd day of May, 2000.

PASSED on SECOND READING this 17th day of May, 2000.

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk

/s/ Gene Kinsey  
President of City Council