

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3363**

**Ordinance Zoning the Parham Annexation to  
Residential Multi-Family-8 (RMF-8),  
Located at 2960 D Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Zoning the Parham Annexation to the **RMF-8** zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.

The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-8** zone district be established.

The Planning Commission and City Council find that the **RMF-8** Zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following property shall be rezoned RMF-8, Residential Single Family with a density not to exceed 8 units per acre, zone district:

A parcel of land situate in the SW 1/4 and SE 1/4 of Section 17 and in the NE 1/4 of Section 20, all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of Section 17; thence S 89°57'50" W along the south line of the SE 1/4 SW 1/4 of said Section 17 a distance of 716.19 feet to a point; thence N 00°02'10" W a distance of 5.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of said SE 1/4 SW 1/4 a distance of 716.19 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the west line of said SW 1/4 SE 1/4 a distance of 45.00 feet to a point on the north right of way line for D Road; thence N 89°57'50" E along the north right of way line for said D Road a distance of 329.34 feet to a point on the east line of the W 1/4 SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the east line of said W 1/4 SW 1/4 SE 1/4 a distance of 1270.57 feet to the northeast corner of said W 1/4 SW 1/4 SE 1/4; thence N 89°58'55" E along the north line of the SW 1/4 SE 1/4 of said Section 17 a distance of 988.81 feet to the SE 1/16 corner of said Section 17;

thence S 00°01'40" E along the east line of said SW 1/4 SE 1/4 a distance of 324.92 feet to a point on the centerline for the Grand Valley Irrigation Company Canal; thence along said centerline the following 5 courses:  
N 67°31'47" W a distance of 67.05 feet to a point;  
N 59°26'07" W a distance of 137.94 feet to a point;  
N 70°43'27" W a distance of 60.07 feet to a point;  
N 76°08'25" W a distance of 132.54 feet to a point;  
N 71°48'17" W a distance of 286.92 feet to a point;  
thence S 00°02'13" E a distance of 1182.69 feet to a point on the north right of way line for said D Road; thence along the north right of way line for said D Road the following 3 courses:  
N 89°57'50" E a distance of 309.00 feet to a point;  
S 00°02'10" E a distance of 20.00 feet to a point;  
N 89°57'50" E a distance of 119.39 feet to a point;  
thence leaving said north right of way line S 00°01'40" E a distance of 25.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 17 a distance of 210.00 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 17; thence S 00°01'40" E along the west line of said SE 1/4 SE 1/4 a distance of 5.00 feet to the E 1/16 corner on the south line of said Section 17; thence N 89°57'32" E along the south line of said SE 1/4 SE 1/4 a distance of 980.00 feet to a point; thence S 00°01'40" E a distance of 5.00 feet to a point; thence N 89°57'32" E along a line 5.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of Section 20 a distance of 307.46 feet to a point; thence S 00°02'28" E a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 10.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 312.46 feet to a point; thence N 00°01'40" W a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 5.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 975.00 feet to a point on the west line of said NE 1/4 NE 1/4 of said Section 20; thence N 00°02'21" W along said west line a distance of 5.00 feet to the E 1/16 corner on the north line of said Section 20; thence S 89°57'50" W along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of 1317.48 feet to the N 1/4 corner of said Section 20 and point of beginning, containing 14.53 acres more or less.

Housing type, density and bulk standards shall be for the **RMF-8** zone district.

---

Introduced on First reading this 1st day of August, 2001.

PASSED and ADOPTED on Second reading this 15th day of August, 2001.

---

Mayor Pro Tem

ATTEST:

---

City Clerk