

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3378

ZONING A PARCEL OF LAND LOCATED
AT 3063 Gunnison Avenue

Recitals.

A rezone from the County Industrial zone district to Residential Multiple Family-8 dwelling units per acre (RMF-8) zone district has been requested for the property located at 3063 Gunnison Avenue. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium 4-8 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its September 12, 2001 hearing, recommended approval of the rezone request from the County Planned Unit Development (PR 4.4) district to the Residential Multiple Family-8 dwelling units per acre (RMF-8) zone district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE Residential Multiple Family-8 dwelling units per acre (RMF-8) zone district:

Ruby Meadows Annexation No. 1

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 16, 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 Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.30 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet to the Southwest corner of said Sunridge Subdivision-First Addition, said point lying on the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16; thence S 89°55'02" W, along said South line, also being a portion of

the North line of Orchard View Subdivision, as same is recorded in Plat Book 13, Pages 90 and 91, Reception No. 1305750, Public Records of Mesa County, Colorado, a distance of 446.28 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

Ruby Meadows Annexation No. 2

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet to the TRUE POINT OF BEGINNING; thence continue N 00°00'20" W along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 553.00 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.31 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet; thence S 89°55'02" W along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.30 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of September, 2001.

PASSED on SECOND READING this 3rd day of October, 2001.

/s/ Cindy Enos-Martinez
President of Council

ATTEST:

/s/ Stephanie Tuin
City Clerk