

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5006

**AN ORDINANCE ZONING THE REED ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

LOCATED AT 2733 B ¼ ROAD

Recitals

The property owner has requested annexation to the City of one property that totals 0.73-acres.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reed Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 – 12 du/ac) as shown on the Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

REED ANNEXATION

The following described property in the City of Grand Junction be zoned R-8 (Residential – 8 du/ac zone district) in accordance with the Grand Junction Zoning and Development Code.

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being a parcel of land described at Reception Number 2954603 and being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter, and assuming the West Line of said Southeast Quarter of the Southwest Quarter bears N0°06'39"W with all other bearings contained herein being relative thereto; thence N0°06'39"W along said West line a distance of 659.29 feet to the Southwest corner said parcel described at Reception Number 2954603 being the Point of Beginning; thence along the boundary said Reception Number 2954603 for the

following four (4) courses: N0°06'39"W a distance of 102.00 feet to the Southwest corner of Anson Annexation Number 4; N89°56'36"E a distance of 310.00 feet to the West line of Adams Annexation; S0°06'39"E a distance of 102.00 feet to the North line of Harris Annexation Number 2; S89°56'36"W a distance of 310.00 feet to the Point of Beginning,

Containing 31620 square feet or 0.73 acres more or less as described.

INTRODUCED on first reading this 2nd day of June, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of June, 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

Wanda Winkelmann
City Clerk

C.B. McDaniel

C.B. McDaniel
President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5006 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of June 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 16th day of June 2021, at which Ordinance No. 5006 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 18th day of June 2021.


Deputy City Clerk

Published: June 4, 2021
Published: June 18, 2021
Effective: July 18, 2021

