

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4062

**AN ORDINANCE ZONING THE MORNING VIEW ANNEXATION TO
R-8**

LOCATED AT 2961, 2967, AND 2973 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 Morning View Annexation to the R-8 zone district finding that it conforms with 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 is generally compatible with land 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 R-8 zone district 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 be zoned R-8 (Residential 8 du/ac).

MORNING VIEW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of said parcel; thence S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with Parcels 1 and 2 of said Wareham Simple Land Division

Said parcel contains 34.37 acres (1,496,980 square feet), more or less, as described.

Introduced on first reading this 4th day of April, 2007 and ordered published.

ADOPTED on second reading this 18th day of April, 2007.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk