

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4095**

**AN ORDINANCE ZONING THE SENATORE ANNEXATION TO  
R-2**

**LOCATED AT 2302 E 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 Senatore Annexation to the R-2 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-2 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-2 (Residential – two units per acre).

**SENATORE ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3 of Palace Verdes Estates Filing No. 3, as same is recorded in Plat Book 11, Page 4, Public Records, Mesa County, Colorado and assuming the East line of 23 Road bears S00°03'06"W with all other bearings contained herein being relative thereto; thence S00°03'06"W along said East line a distance of 1210.00 feet to the Northwest corner of that certain parcel of land as described in Book, 2423, Page 41, Public Records, Mesa County, Colorado; thence N89°59'58"E along the North line of said parcel a distance of 290.04 feet; thence S39°09'29"E along the East line of said parcel a distance of 116.59 feet; thence S30°25'01"E along the East line of said parcel a distance of 55.19 feet; thence S00°10'16"E along the East line of said parcel a distance of 36.18 feet to a point on the North line of E Road; thence S00°00'59"W a distance of 30.00 feet to a point on the South line of said E Road;

thence N89°59'01"W along said South line a distance of 371.68 feet; thence 31.44 feet along the arc of a 20.00 foot radius curve concave Southeast, having a central angle of 90°04'10" and a chord bearing S44°58'54"W a distance of 28.30 feet to a point on the East line of said 23 Road; thence S89°56'47"W a distance of 20.00 feet to a point on a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17; thence N00°03'13"W along said West line a distance of 115.03 feet to a point on the North line of said NW 1/4 NW 1/4; thence N00°03'06"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 a distance of 1319.10 feet to a point on the North line of said SW 1/4 SW 1/4; thence S89°57'56"E along said North line a distance of 20.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.35 acres (102,222 square feet), more or less, as described.

**INTRODUCED** on first reading this 6<sup>th</sup> day of June, 2007 and ordered published.

**ADOPTED** on second reading this 20<sup>th</sup> day of June, 2007.

ATTEST:

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

/s/: Stephanie Tuin  
City Clerk