

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4097

**AN ORDINANCE ZONING THE JONES ANNEXATION TO
R-4 (RESIDENTIAL, 4 UNITS PER ACRE)**

LOCATED AT 2858 C ½ 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 Jones Annexation to the R-4 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-4 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-4 (Residential, 4 units per acre).

JONES ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 19, 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 Southeast corner of Lot 1 of Jensen Subdivision A Replat of A portion of Lots 4-6, Bevier Subdivision, as same is recorded in Book 4369, Page 169, Public Records of Mesa County Colorado, and assuming the South line of said Lot 1 bears S64°37'01"W with all other bearings contained herein being relative thereto; thence S64°37'01"W along said South line a distance of 350.78 feet to a point on the East line of White Willows, Filing Two as same is recorded in Book 3855, Pages 821-823, Public Records of Mesa County Colorado; thence N00°01'58"E along said East line a distance of 546.82 feet to a point on the North line of Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence S89°32'05"E along said

North line a distance of 316.15 feet; thence S00°04'07"E along the East line of said Lot 1, a distance of 393.92 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 3.42 acres (148,885 square feet), more or less, as described.

INTRODUCED on first reading this 6th day of June, 2007 and ordered published.

ADOPTED on second reading this 20th day of June, 2007.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk