

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4099

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

LOCATED AT 2881 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 Sky View 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)

SKY VIEW ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 18, 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 Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18 and assuming the North line of said NE 1/4 SE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 481.58 feet; thence S00°01'06"E along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 817.68 feet to the Southeast corner of said parcel; thence Southwesterly along the South line of said parcel the following 4 courses: (1) S25°14'54"W a distance of 119.31 feet, (2) S18°17'54"W a distance of 228.33 feet, (3) S09°38'54"W a distance of 129.02 feet; thence S34°24'54"W a distance of 68.32 feet to a point on the North line of Florida Street;

thence S00°27'27"W a distance of 40.00 feet to a point on the South line of said Florida Street; thence N89°32'33"W along said South line a distance of 301.46 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence N00°06'50"E along said West line a distance of 40.00 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N00°06'55"E along the West line of said NE 1/4 SE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 13.89 acres (605,162 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