

ORDINANCE NO. 4105

**AN ORDINANCE ZONING THE SUTTON ANNEXATION TO
R-2 (RESIDENTIAL, 2 UNITS PER ACRE)**

**LOCATED AT 413 SOUTH CAMP ROAD AND INCLUDING THE REDLANDS WATER
AND POWER COMPANY CANAL PROPERTY**

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 Sutton 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.

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

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

SUTTON ANNEXATION

A certain parcel of land lying in the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL that part of the East-half of the Southeast Quarter of the Southwest Quarter (E 1/2 SE 1/4 SW 1/4) and the West-half (W 1/2) of Lot 4 of said Section 26 lying North of the North line of the plat of Canyon View Phase VIII, as same is recorded in Plat Book 17, Pages 195 through 197, inclusive and the North line of the plat of Canyon View Phase VII, as same is recorded in Plat Book 17, Pages 97 through 99, inclusive and ALL that part of the East-half of Lot 4 of said Section 26 lying West of the West right of way for South Camp Road and North of line 20 feet South of the centerline of the Redlands Water and Power Company Second Lift Ditch and the North line of said Canyon View Phase VII.

Said parcel contains 53.69 acres (2,338,735 square feet), more or less, as described.

Introduced on first reading this 20th day of June, 2007 and ordered published.

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

ATTEST:

/s/: Bonnie Beckstein
President of the Council Pro Tem

/s/: Stephanie Tuin
City Clerk