

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4108
AN ORDINANCE ZONING THE MESA AYR ANNEXATION TO
R-5
LOCATED AT 3139 D 1/2 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 Mesa Ayr Annexation to the R-5 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-5 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-5 (5 du/ac).

A parcel of land situated in the NE1/4 SW1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian being described as follows: Beginning at a point on the North line of the NE1/4 SW1/4 being 494.90 feet N89°54'48"W of the C1/4 corner of Section 15, T1S, R1E, U.M. (also being 815.30 feet S89°54'48"E of the NW corner of the NE1/4 SW1/4 Sec. 15, T1S, R1E, U.M. and considering the North line of the NE1/4 SW1/4 Sec. 15, T1S, R1E, U.M. to bear S89°54'48"E and all bearings contained herein to be relative thereto: [Point of beginning also being the NW corner of Brookdale subdivision as platted and recorded in Book 13 at Pages 162-163 of the Mesa County Clerk and Recorder's Office] thence S00°04'58"E 1320.05 feet along the agreed boundary line per Book 4349 at Page 357 -5 Pages (also being the West boundary line of Brookdale as recorded in Bk. 13 at Pgs. 162-163, and The Third Replat of Brookdale as recorded in Bk. 13 Pg. 411) to the intersection with the South line of the NE1/4 SW1/4 Sec. 15; thence N89°52'59"W 163.32 feet along the South line of the NE1/4 SW1/4 Sec. 15 to the intersection with the agreed boundary line as describe in Book 4349 at Page 362 - 4 Pages; thence N00°18'22"W 1319.99 feet along the agreed boundary line as described in Book 4349 at Page 362 - 4 pages to the intersection with the North line of the NE1/4 SW1/4 Sec. 15; thence S89°54'48"E 168.46 feet to the Point of Beginning.

EXCEPTING THEREFROM the right-of-way for D ½ Road. County of Mesa, State of Colorado

CONTAINING 5.03 Acres (219,106.8 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 18th day of July, 2007 and ordered published.

ADOPTED on second reading the 1st day of August, 2007.

ATTEST:

/s/: Stephanie Tuin
City Clerk

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