

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4155**

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

**LOCATED AT 488 23 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 Davis 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 du/ac).

**DAVIS ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, all in Township 1 South, Range 1 West of the Ute principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 17 and assuming the West line of the NW 1/4 NW 1/4 of said Section 17 bears S 00°03'13" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'13" E along the West line of the NW 1/4 NW 1/4 of said Section 17 a distance of 98.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'13" E along said West line, a distance of 150.00 feet; thence N 89°56'47" E a distance of 10.00 feet; thence N 00°03'13" W along the limits of the Senatore Annexation No. 1, City of Grand Junction Ordinance No. 4093, a distance of 133.04 feet; thence N 89°56'47" E a distance of 20.00 feet; thence S 00°03'13" E along the East right of way for 23 Road a distance of 179.45 feet, more or less, to a point being the Northwest corner of Lot One, Plat of Lamplite Subdivision, as same is recorded in

Plat Book 11, Page 94, Public Records of Mesa County, Colorado; thence S 89°59'01" E along the North line of said Lot One a distance of 265.00 feet to a point being the Northeast corner of said Lot One; thence S 00°03'19" E along the East line of said Lot One a distance of 196.49 feet to a point being the Southeast corner of said Lot One; thence S89°19'58" W along the South line of said Lot One a distance of 295.05 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 17; thence N 00°03'13"W along said West line, a distance of 226.38 feet; thence S 89°56'47" W a distance of 30.00 feet to a point on the West right of way for 23 Road; thence N 00°03'13" W along said West right of way, a distance of 170.00 feet; thence N 89°56'47" E a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINS 1.55 Acres or 67,641 Square Feet, more or less, as described.

**INTRODUCED** on first reading the 3<sup>rd</sup> day of December, 2007 and ordered published.

**ADOPTED** on second reading the 17<sup>th</sup> day of December, 2007.

ATTEST:

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

/s/: Stephanie Tuin  
City Clerk