

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4162

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

LOCATED AT 2215 MAGNUS COURT

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 Gummin 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).

A certain parcel of land lying in the North Half (N 1/2) of Lot 1 of Section 18, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 5 of Mullins Subdivision as same is recorded in Plat Book 12, Page 264, Public Records of Mesa County, Colorado; and assuming the South line of the North Half of said Lot 1 of Section 18 bears S89°50'26"W with all other bearings contained herein being relative thereto; thence S89°50'26"W along said South line a distance of 817.98 feet to the Southeast corner of that certain parcel of land as described in Book 3908, Page 288, Public Records of Mesa County, Colorado; thence N00°08'08"W along the East line of said parcel, a distance of 163.43 feet to the Northeast corner of said parcel; thence N19°22'30"E a distance of 51.66 feet to a point on the North line of Magnus Court as same is recorded in Book 1378, Page 534, Public Records of Mesa County, Colorado; thence S85°10'19"E along said North line a distance of 130.42 feet; thence N79°50'25"E along said North line a distance of 151.14 feet; thence N54°50'25"E along said North line a distance of 91.28 feet; thence N40°37'48"E along said North line a distance of 154.08

feet; thence 148.59 feet along the arc of a 50.00 foot radius curve concave Southeast, having a central angle of $170^{\circ}16'38''$ and a chord bearing $N64^{\circ}42'01''E$ a distance of 99.64 feet to a point on the North line of Magnus Court as same is recorded in Book 794, Page 336, Public Records of Mesa County, Colorado; thence $N89^{\circ}50'19''E$ along said North line a distance of 97.58 feet; thence $N73^{\circ}43'19''E$ along said North line a distance of 71.25 feet; thence $N55^{\circ}21'06''E$ along said North line a distance of 354.75 feet to a point on the North Line of said Lot 1 of Section 18; thence $N89^{\circ}50'19''E$ a distance of 32.91 feet to the Northeast corner of said Lot 1 of Section 18; thence $S00^{\circ}10'49''E$ along the East line of the North Half of said Lot 1 of Section 18 a distance of 55.21; thence $S89^{\circ}49'11''W$ a distance of 25.00 feet to the Northeast corner of Lot 1 of said Mullins Subdivision; thence $S55^{\circ}21'06''W$ along the North line of said Lot 1 a distance of 255.05 feet to the Northeast corner of that certain parcel of land as described in Book 3509, Page 852, Public Records of Mesa County, Colorado and also being the West line of said Mullins Subdivision; thence $S00^{\circ}10'19''E$ along the East line of said parcel a distance of 459.40 feet, more or less, to the Point of Beginning.

Said parcel contains 6.60 acres (287,641 square feet), more or less, as described.

INTRODUCED on first reading the 17th day of December, 2007 and ordered published.

ADOPTED on second reading the 14th day of January, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk