

ORDINANCE NO. 4166

**AN ORDINANCE ZONING THE DEHERRERA ANNEXATION TO
R-4 (RESIDENTIAL 4-DU/AC)**

LOCATED AT 359 29 5/8 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 DeHerrera Annexation to the R-4 (Residential 4-du/ac) 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 (Residential 4-du/ac) 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-4 (Residential 4-du/ac).

DEHERRERA ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 NE 1/4 of said Section 20 and assuming the West line of the SW 1/4 NE 1/4 of said Section 20 bears S 00°00'44" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'53" E along the North line of the SW 1/4 NE 1/4 of said Section 20, a distance of 225.73 feet; thence S 00°02'07" E a distance of 50.00 feet to a point being the intersection of the South right of way for C-3/4 Road and the Easterly right of way for 29-5/8 Road, also being the beginning of a 280.00 foot radius curve, concave Southwest, whose long chord bears S 50°26'40" E with a long chord length of 41.23 feet ; thence Southeasterly 41.27 feet along the arc of said curve, through a central angle of 08°26'40"; thence S 46°29'40" E along said Easterly right of way for 29-5/8 Road, a distance of 345.91 feet to a point being the beginning of a 530.00 foot radius curve, concave Southwest, whose long chord bears S 26°58'17" E with a long chord length of 354.23 feet; thence Southeasterly 361.18 feet along the arc of said curve, through a central angle of 39°02'43"; thence S 00°00'18" E along the Easterly right of way for said 29-5/8 Road, a

distance of 29.90 feet; thence S 85°46'36" W a distance of 51.96 feet to a point on the Westerly right of way for said 29-5/8 Road; thence S 04°34'23" E along said Westerly right of way, a distance of 210.13 feet; thence S 00°00'03" W a distance of 8.63 feet; thence N 89°59'57" W along the North line of that certain parcel of land described in Book 3957, Page 614, Public Records of Mesa County, Colorado, a distance of 136.00 feet; thence S 00°00'03" W along the West line of said parcel, a distance of 320.29 feet; thence S 89°59'57" E along the South line of said parcel, a distance of 129.76 feet to a point on a 50.00 foot radius non-tangent curve, concave Northeast; thence 123.25 feet Southeasterly along the arc of said curve, through a central angle of 141°14'02", whose long chord bears S 19° 16'41" E a distance of 94.33 feet to a point on the South line of that said parcel of land described in Book 3121, Page 581, Public Records of Mesa County, Colorado; thence S 89°56'58" W along the South line said parcel of land, said line being 33.00 feet North of and parallel with the South line of the SW 1/4 NE 1/4 of said Section 20, a distance of 659.33 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 20; thence N 00°00'44" E along the West line of the SW 1/4 NE 1/4 of said Section 20, a distance of 1291.55 feet, more or less, to the Point of Beginning.

CONTAINING 15.52 Acres or 675,929 Square Feet, more or less, as described.

INTRODUCED on first reading this 2nd day of January, 2008 and ordered published.

ADOPTED on second reading this 16th day of January, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk