

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4185

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

LOCATED AT 405 25 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 Sura Annexation to the Residential – 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 Residential – 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).

SURA ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said Section 16 and assuming the East line of the SE 1/4 SE 1/4 of said Section 16 to bear N00°11’28”E with all bearings contained herein relative thereto, thence N00°11’28”E along the East line of the SE 1/4 SE 1/4 of said Section 16 distance of 193.00 feet to the Point of Beginning; thence N89°48’32”W a distance of 340.50 feet; thence N00°11’ 28”E a distance of 137.00 feet; thence S89°48’32”E a distance of 328.00 feet to a point on the Westerly right of way of 25 Road as described in Book 980, Page 88 of the Mesa County, Colorado public records; thence N00°11’28”E along said Westerly right of way of 25 Road and the northerly projection thereof a distance of 566.23 feet; thence S69°14’28”W a distance of 207.00

feet; thence S65°38'58"W a distance of 368.76 feet; thence N24°21'02 "W a distance of 2.00 feet to a point on the Southerly line of High Pointe Estates Annexation, Ordinance No. 3221, City of Grand Junction; thence N65°38'58"E along the Southerly line of said High Pointe Estates Annexation the following three courses: (1) N65°38'58"E a distance of 368.82 feet; (2) N69°14'28"E a distance of 180.64 feet; (3) N02°15'02"W a distance of 10.55 feet; thence N69°14'28"E a distance of 41.06 feet returning to the East line of the SE 1/4 SE 1/4 of said Section 16; thence S00°11'28"W along the East line of the SE 1/4 SE 1/4 of said Section 16 a distance of 55.32 feet; thence S55°58'32"E a distance of 14.45 feet to a point on the Easterly right of way of 25 Road as shown on the Plat of Franchini Subdivision, recorded in Plat Book 6, Page 25 of the Mesa County, Colorado public records; thence S00°11'28"W along a line being 12.00 feet East of and parallel with the East line of the SE 1/4 SE 1/4 of said Section 16 and also being the Easterly right of way of 25 Road a distance of 657.00; thence N89°48'32"W a distance of 12.00 feet to the Point of Beginning.

Said parcel contains 1.45 acres (63,282 square feet), more or less, as described.

INTRODUCED on first reading the 6th day of February, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk