

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4198**

**AN ORDINANCE ZONING THE BELOW-SENATORE-STONE ANNEXATION TO  
R-2**

**LOCATED AT 209 1/2 AND 221 RED MESA HEIGHTS 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 Below-Senatore-Stone 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).

**BELOW/SENATORE/STONE ANNEXATION NO. 1**

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 particular described as follows: Beginning at the Northwest corner of Ridges Majority Annexation No. 3, Ordinance No. 2569, City of Grand Junction, also being the Northwest corner of Lot 8B, The Ridges Filing No. 1, as same as recorded in Plat Book 11, Page 268, public records of Mesa County, Colorado; thence N15°30'53"E a distance of 4.00 feet; thence S74°34'07"E along a line 4.00 feet North and parallel to the North line of said Ridges Filing No. 1, a distance of 324.09 feet; thence 133.93 feet along the arc of a 2829.00 foot radius curve, concave Southwest, having a central angle of 02°42'45" and a chord bearing S73°12'44"E a distance of 133.91 feet; thence N16°11'49"E a distance of 67.59 feet; thence N24°22'46"W a distance of 307.81 feet to a point on the East line of Lot 2 of William Carpenter Subdivision, as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence S16°27'07"W along the East line of Lot 2 of said William Carpenter Subdivision, a distance of 23.94 feet; thence N73°32'53"W along the South line of Lot 2 of said William Carpenter Subdivision, a distance of 344.51 feet

to a point on the East line of Lot 3 of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 200.00 feet; thence S73°32'53"E a distance of 30.00 feet; thence S15°37'47"W a distance of 170.03 feet; thence S73°32'53"E a distance of 315.02 to the Northeast corner of Lot 2 of said William Carpenter Subdivision; thence S24°22'46"E a distance of 313.79 feet; thence S16°11'52"W a distance of 73.21 feet to the Northeast corner of said Ridges Majority Annexation No. 3; thence 137.87 feet along the arc of a 2825.00 foot radius curve, concave Southwest, having a central angle of 02°47'47" and a chord bearing N73°10'13"W a distance of 137.86 feet, said line also being the North line of said Ridges Majority Annexation No. 3; thence N74°34'07"W along the said North line of Ridges Majority Annexation No. 3 a distance of 324.10 feet to the Point of Beginning.

CONTAINING 0.43 Acres or 18,795 Square Feet, more or less

### **BELOW/SENATORE/STONE ANNEXATION NO. 2**

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 particular described as follows: Commencing at the Southwest corner of Lot 2 of William Carpenter Subdivision as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 200.00 feet to the Point of Beginning; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 291.98 feet; thence S73°32'51"E a distance of 355.85 feet; thence S17°06'51"W a distance of 233.98 feet; thence N73°12'52"W a distance of 240.14 feet; thence S17°06'51"W a distance of 101.40 feet to a point on the North line of Lot 2 of said William Carpenter Subdivision; thence S73°32'53"E along the North line of Lot 2 of said William Carpenter Subdivision, a distance of 63.47 feet to the Northwest corner of Lot 1 of said William Carpenter Subdivision; thence S16°14'07"W along the West line of Lot 1 of said William Carpenter Subdivision, a distance of 128.00 feet; thence N73°32'53"W a distance of 139.16 feet; thence N15°37'47"E a distance of 170.03 feet; thence N73°32'53"W a distance of 30.00 feet to the Point of Beginning.

CONTAINING 2.52 Acres or 109,853 Square Feet, more or less

**INTRODUCED** on first reading the 5<sup>th</sup> day of March, 2008 and ordered published.

**ADOPTED** on second reading the 19<sup>th</sup> day of March, 2008.

ATTEST:

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

/s/: Stephanie Tuin  
City Clerk