

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4212**

**AN ORDINANCE ZONING THE FORD ANNEXATION TO
R-4, RESIDENTIAL – 4 UNITS/ACRE
LOCATED AT 2036 BROADWAY**

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 Ford Annexation to the R-4, Residential – 4 units/acre 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 units/acre 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 units/acre Zone District.

FORD ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Lot 1 of Suncrest Subdivision, as same is recorded in Plat Book 16, Page 186, public records of Mesa County, Colorado and assuming the East line of said Suncrest Subdivision to bear N00°48'43"E with all bearing contained herein relative thereto; thence N00°48'43"E along the East line of said Suncrest Subdivision, a distance of 730.15 feet to the Southwest corner of Lot 14 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, public records of Mesa County, Colorado; thence S89°43'18"E along the South line of said Country Squire Subdivision, a distance of 239.87 feet; thence S00°40'43"W a distance of 509.05 feet; thence S17°19'43"W a distance of 231.47 feet to a point on the North Right of Way line, as same as recorded in Book 530, Page 485 of the Mesa County, Colorado public records; thence S00°33'30"W to a point on the South line of the NE 1/4 SW 1/4 of Section 15, Township Eleven South, Range One Hundred and One West of

the 6th Principal Meridian, County of Mesa, State of Colorado, a distance of 26.95 feet; thence N89°26'30"W along the said South line of the NE 1/4 SW 1/4, a distance of 172.99 feet; thence Southeasterly the following (3) three courses: (1) S00°00'00"E a distance of 28.26' feet (2) S89°39'07"E a distance of 449.02 feet (3) 469.27 feet along the arc of a 1503.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing S74°37'31"E a distance of 467.36 feet; thence 720.86 feet along the arc of a 1417.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing S51°06'43"E a distance of 713.11 feet, said line also being the South line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction; thence S37°06'43"E a distance of 241.57 feet, said line also being the South line of said Page Annexation No.3; thence S52°53'17"W a distance of 2.00 feet; thence N37°06'43"W along a line being 2.00 feet South and parallel with the South line of said Page Annexation No.3, a distance of 241.57 feet; thence 719.84 feet along the arc of a 1415.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 712.10 feet, said line also being 2.00 feet South of said Page Annexation No.3; thence Northwesterly the following (3) three courses: 468.64 feet along the arc of a 1501.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing N74°37'31"W a distance of 466.74 feet (2) N89°39'07"W a distance of 450.81 feet (3) N00°00'00"W a distance of 56.57 feet to the Point of Beginning.

Said parcel contains 4.06 acres (176,935.31 sq. ft.), more or less, as described.

INTRODUCED on first reading the 19th day of March, 2008 and ordered published.

ADOPTED on second reading the 2nd day of April, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk