

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4241

**AN ORDINANCE ZONING THE THORSON ANNEXATION TO
R-8, RESIDENTIAL – 8 UNITS/ACRE**

LOCATED AT 2972 D 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 Thorson Annexation to the R-8, Residential – 8 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-8, Residential – 8 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-8, Residential – 8 units/acre Zone District.

THORSON ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 to bear N00°01'01"W with all bearings contained herein relative thereto; thence N00°01'01"W a distance of 5.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 17 to the Point of Beginning; thence S89°58'44"W a distance of 210.00 feet along a line being 5.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Northerly line of Parham Annexation, Ordinance No. 3349, City of Grand Junction; thence N00°01'01"W a distance of 290.00 feet along a line being the Easterly line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction; thence N89°58'44"E a distance of 105.00 feet along a line being the Southerly line of said

Costopoulos Annexation to the Northwest corner of that certain parcel of land described in Book 4183, Page 736, public records of Mesa County, Colorado; thence S00°01'01"E along the West line of said parcel of land a distance of 245.00 feet; thence N89°58'44"E along the South line of said parcel of land a distance of 105.00 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 17, said point also being a point on the West line of Westland Estates Filing Two, as same is described in Plat Book 19, Pages 331 and 332, public records of Mesa County, Colorado; thence S00°01'01"E a distance of 45.00 feet along a line being the East line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Westerly line of said Parham Annexation to the Point of Beginning.

Said parcel contains 0.81 acres (35,175.00 sq. ft.), more or less, as described.

INTRODUCED on first reading the 5th day of May, 2008 and ordered published.

ADOPTED on second reading the 19th day of May, 2008.

ATTEST:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk