

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4251**

**AN ORDINANCE ZONING THE SHORES ANNEXATION TO  
R-2 (RESIDENTIAL 2 DU/AC)**

**LOCATED AT 166 EDLUN 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 Shores Annexation to the R-2 (Residential 2 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-2 (Residential 2 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-2 (Residential 2 du/ac).

**SHORES ANNEXATION**

A tract or parcel of land situated in the Northwest Quarter (NW1/4) of Section Thirty-One (31), Township One (1) South, Range One (1) East of the Ute Meridian and being more particularly described as follows:

Beginning at the Southeast corner of Lot Two (2) in said Section Thirty-One (31), whose East line is recorded as bearing North00°11'03"East in Book 1796 at Page 506 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence North89°35'23"West 314.74 feet to the Easterly right-of-way line of the Denver and Rio Grande Western Railroad, thence along said right-of-way along the arc of a curve to the left 903.07feet, with a central angle of 25°44'29", radius of 2,010.98 feet and whose long chord bears North10°42'10"West 895.50 feet, thence leaving said right-of-way line South89°45'55"East 165.38 feet, thence North00°11'03"East 442.30 feet to the Southerly right-of-way line of Edlun Road, thence South89°45'55"East along said right-of-way line of Edlun Road 25.03 feet, thence leaving said right-of-way line of Edlun Road South00°11'03"West 143.00 feet, thence South89°45'55"East 25.00 feet, thence South00°11'03"West 76.00 feet, thence

South89°45'55"East 118.45 feet, thence South00°11'03"West 232.00 feet, thence South89°45'55"East 150.11 feet to the East line of said Lot Two(2), thence along said East line South00°11'03"West 212.53 feet to the Northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter (S1/2SE1/4NW1/4) of said Section Thirty-One (31), thence along the North line of said South Half of the Southeast Quarter of the Northwest Quarter (S1/2SE1/4NW1/4) South89°36'27"East 400.00 feet, thence South00°23'33"West 150.00 feet, thence South44°23'12"East 713.11 feet to the South line of said South Half of the Southeast Quarter of the Northwest Quarter (S1/2SE1/4NW1/4), thence North89°47'06"West 900.00 feet to the point of beginning, all in Mesa County, Colorado.

**INTRODUCED** on first reading the 16<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading the 30<sup>th</sup> day of June, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk