

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4255

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

LOCATED AT 2052 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 Sienna Creek Annexation to the R-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 R-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).

SIENNA CREEK ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 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 particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the South line of the NW 1/4 SE 1/4 of said Section 15 to bear S89°26'30"E with all bearings contained herein relative thereto; thence S89°26'30"E a distance of 30.00 feet along the South line of the NW 1/4 SE 1/4 of said Section 15 to the Point of Beginning; thence N00°58'56"E a distance of 257.55 feet along a line being 30.00 feet East of and parallel with the East line of the NW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of Page Annexation No. 3, Ordinance No. 4084, City of Grand Junction; thence S89°57'57"E a distance of 499.89 feet; thence S66°21'11"E a distance of 59.64 feet; thence S26°02'26"W a distance of 209.62 feet; thence S31°49'26"W a distance of 48.90 feet; thence S24°41'02"W a distance of 375.46 feet to a point on the Northerly line of Page Annexation No. 4, Ordinance No. 4085, City of

Grand Junction; thence 369.43 feet along the arc of a 1421.00 foot radius curve, concave Southwest, having a central angle of 14°53'44" and a chord bearing N58°07'00"W a distance of 368.39 feet along the Northerly line of said Page Annexation No. 4; thence N01°00'33"E a distance of 50.23 feet along a line being 4.00 feet East of and parallel with the East line of the SW 1/4 SE 1/4 of said Section 15, said line also being the Easterly line of said Page Annexation No. 4 to a point on the Southerly line of said Page Annexation No. 3; thence S64°27'06"E a distance of 28.63 feet along the Southerly line of said Page Annexation No. 3; thence N00°58'56"E a distance of 105.39 feet along the Easterly line of said Page Annexation No. 3 to the Point of Beginning

Said parcel contains 5.16 acres (224,939.86 sq. ft.), more or less, as described.

INTRODUCED on first reading the 16th day of June, 2008 and ordered published.

ADOPTED on second reading the 30th day of June, 2008.

ATTEST:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk