

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4268

**AN ORDINANCE ZONING THE PIONEER MEADOWS ANNEXATION TO
R-8 (RESIDENTIAL 8-DU/AC)**

LOCATED AT 3126 AND 3134 E 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 Pioneer Meadows Annexation to the R-8 (Residential 8-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-8 (Residential 8-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-8 (Residential 8-du/ac).

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 10, 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 Southwest corner of the SE 1/4 SW 1/4 of said Section 10 and assuming the West line of the SE 1/4 SW 1/4 of said Section 10 to bear N00°08'11"W with all bearings contained herein relative thereto; thence N00°08'11"W a distance of 30.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 10 to the Point of Beginning; thence N00°08'11"W a distance of 705.14 feet along the West line of the SE 1/4 SW 1/4 of said Section 10; thence S82°30'59"E a distance of 588.57 feet; thence S00°09'00"W a distance of 630.00 feet along the East line of the Pellam Annexation, ordinance Number 3613; thence N89°51'00"W a distance of 580.11 feet along a line being 30.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 10 to the Point of Beginning.

CONTAINING 8.92 Acres (388,555.20 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 30th day of June, 2008 and ordered published.

ADOPTED on second reading the 14th day of July, 2008.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Gregg Palmer
President of the Council