

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4299**

**AN ORDINANCE ZONING THE MESA VIEW ELEMENTARY ANNEXATION TO  
R-4 (RESIDENTIAL 4 DU/AC) AND CSR (COMMUNITY SERVICES AND  
RECREATION)**

**LOCATED AT 2967 B 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 Mesa View Elementary Annexation to the R-4 (Residential 4 du/ac) and CSR (Community Services and Recreation) zone districts 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 districts meet 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) and CSR (Community Services and Recreation) zone districts are 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:**

**MESA VIEW ELEMENTARY SCHOOL ANNEXATION**

The following property be zoned R-4 (Residential 4 du/ac):

A parcel of land situated in the E1/2 NW1/4 NE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast one-sixteenth corner of said Section 32;  
Thence along the south line of the NW1/4 NE1/4 of said Section 32, South 89°47'37" West, a distance of 657.99 feet;  
Thence along the west line of the E1/2 NW1/4 NE1/4 of said Section 32, North 00°02'09" East, a distance of 629.76 feet;  
Thence South 89°57'51" East, a distance of 658.78 feet to the east line of the NW1/4 NE1/4 of said Section 32;  
Thence South 00°06'31" West, a distance of 626.98 feet to the Point of Beginning.

Containing 413,709 square feet (9.497 acres), more or less.

The following property be zoned CSR (Community Services and Recreation):

A parcel of land situated in the E1/2 NW1/4 NE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the East one-sixteenth corner on the north line of said Section 32;  
Thence along the east line of the NW1/4 NE1/4 of said Section 32, South 00°06'31" West, a distance of 691.17 feet;  
Thence North 89°57'51" West, a distance of 658.78 feet to the west line of the E1/2 NW1/4 NE1/4 of said Section 32;  
Thence along said west line, North 00°02'09" East, a distance of 689.24 feet to the north line of the NW1/4 NE1/4 of said Section 32;  
Thence North 89°52'06" East, a distance of 659.66 feet to the Point of Beginning.

Containing 454,995 square feet (10.445 acres), more or less.

Excluding the B Road right-of-way.

**INTRODUCED** on first reading the 29<sup>th</sup> day of September, 2008 and ordered published.

**ADOPTED** on second reading the 13<sup>th</sup> day of October, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk