

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4300

**AN ORDINANCE ZONING THE LUSK ANNEXATION TO
RESIDENTIAL ESTATE (R-E)**

LOCATED AT 2105 SOUTH 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 Lusk Annexation to the Residential Estate 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 Residential Estate 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 Residential Estate (Residential 2 to 5 ac/du).

A PARCEL OF LAND IN PART OF THE W1/2 NW1/4 OF SECTION 26 AND PART OF THE E1/2 NE1/4 OF SECTION 27, ALL IN TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE W1/4 CORNER OF SAID SECTION 26 AND CONSIDERING THE WESTERLY LINE OF SAID SECTION 26 TO BEAR SOUTH 00° 08' 00" EAST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE NORTH 14° 48' 09" WEST 819.88 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 23° 50' 39" ESAT 650.83 FEET, THENCE SOUTH 88° 45' 57" EAST 524.35 FEET, THENCE SOUTH 40° 09' 20" EAST 276.30 FEET, THENCE SOUTH 56° 06' 32" WEST 690.17 FEET, THENCE NORTH 88° 14' 39" WEST 392.78 FEET TO THE TRUE POINT OF BEGINNING

COUNTY OF MESA, STATE OF COLORADO

CONTAINING 8.535 Acres more or less, as described.

INTRODUCED on first reading the 1st day of October, 2008 and ordered published.

ADOPTED on second reading the 15th day of October, 2008.

ATTEST:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk