

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4313

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

LOCATED AT 3118 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 Freedom 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. 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).

FREEDOM MEADOWS ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 10, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of the SW 1/4 SW 1/4 of said Section 10 and assuming the East line of the SW 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 6.00 feet along the East line of the SW 1/4 SW 1/4 of said Section 10 to a point on the Northerly line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction, said point also being the Point of Beginning; thence N89°51'00"W a distance of 584.85 feet along a line being 6.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 10, said line also being the Northerly line of said Pellam Annexation; thence N00°08'11"W a distance of 810.28; thence along the centerline of the Grand Valley Canal the following five (5) courses: (1) S86°46'37"E a distance of 55.00 feet; (2) S87°26'17"E a distance of 112.91 feet; (3) S87°48'14"E a distance of 92.26 feet; (4)

S86°24'26"E a distance of 80.30 feet; (5) S85°04'47"E a distance of 245.81 feet to a point on the East line of the SW 1/4 SW 1/4 of said Section 10; thence S00°08'11"E a distance of 120.00 feet along the East line of the SW 1/4 SW 1/4 of said Section 10, said line also being the West line of Pioneer Meadows Annexation, Ordinance No. 4267, City of Grand Junction; thence N89°50'45"W a distance of 244.85 feet; thence S00°08'11"E a distance of 650.03 feet; thence S89°51'00"E a distance of 244.83 feet along a line being 10.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 10 to a point on the East line of the SW 1/4 SW 1/4 of said Section 10; thence S00°08'11"E a distance of 4.00 feet along the East line of the SW 1/4 SW 1/4 of said Section 10, said line also being the West line of said Pioneer Meadows Annexation to the Point of Beginning.

Said parcel contains 7.02 acres (305,747.79 sq. ft.), more or less, as described.

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

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

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk