

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4853

AN ORDINANCE ZONING THE MAVERICK ESTATES ANNEXATION
TO R-1 (RESIDENTIAL – 1 DU/AC)

LOCATED AT 2428 H ROAD

Recitals

The property owners have requested annexation of the 17.50-acre property into the City limits in anticipation of future residential subdivision development

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Maverick Estates Annexation with the finding that the proposed zoning conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-1 (Residential – 1 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

MAVERICK ESTATES ANNEXATION

The following property be zoned R-1 (Residential – 1 du/ac).

LOT 1, VENEGAS MINOR SUBDIVISION NO 2 (RECEPTION NUMBER 1667028) IN THE SE1/4, SW1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO.

INTRODUCED on first reading this 17th day of April, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of August, 2019 and ordered published in pamphlet form.



President of the Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4853 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of April, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21st day of August, 2019, at which Ordinance No. 4853 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23rd day of August, 2019.


Deputy City Clerk

Published: April 19, 2019
Published: August 23, 2019
Effective: September 22, 2019

