

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4883

**AN ORDINANCE ZONING THE ADAMS II ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC)**

LOCATED AT 216 27 ½ ROAD

Recitals

The property owner has requested annexation of the 1.999-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 Adams II Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (4 – 8 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-8 (Residential – 8 du/ac) zone district is 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:

ADAMS II ANNEXATION

The following property be zoned R-8 (Residential – 8 du/ac).

A certain parcel of land lying in the North-Half (N 1/2) of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The East 132.0' of the North one-half of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian.

CONTAINING 87,094 Square Feet or 1.999 Acres, more or less, as described

INTRODUCED on first reading this 16th day of October, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 6th day of November, 2019 and ordered published in pamphlet form.



President of the Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4883 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of October, 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 6th day of November, 2019, at which Ordinance No. 4883 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 8th day of November, 2019.



Deputy City Clerk

Published: October 18, 2019
Published: November 08, 2019
Effective: December 08, 2019