

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4594**

**AN ORDINANCE ZONING THE PERRY ANNEXATION  
TO R-4, (RESIDENTIAL – 4 DU/AC)**

**LOCATED AT 2884 B ROAD**

Recitals

The 4.712 acre Perry Annexation consists of one parcel located at 2884 B Road. The property owner has requested annexation into the City of Grand Junction and a zoning of R-4 (Residential 4 du/ac). Under the 1998 Persigo Agreement between the City and Mesa County, proposed development within the Persigo Wastewater Treatment boundary that results in the subdivision of land into more than one additional residential lot requires annexation into the City and shall be zoned consistent with the Comprehensive Plan. The proposed zoning of R-4 (Residential – 4 du/ac) implements the Residential Medium Low (2-4 du/ac) designation found on the Future Land Use Map of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Perry Annexation to the R-4 (Residential – 4 du/ac) zone district finding that it conforms with the Future Land Use Map designation of the Comprehensive Plan, furthers the Comprehensive Plan's goals and policies, is generally compatible with land uses located in the surrounding area and meets the zoning criteria found in Section 21.02.140 of the Grand Junction 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) zone district is in conformance with the applicable criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code, implements and is consistent with the Comprehensive Plan and is compatible with the surrounding neighborhood.

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

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

**PERRY ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Bounded on the East by the West line of Chipeta Heights Subdivision, as same is recorded in Book 4462, Page 931, Public Records of Mesa County, Colorado, said line also being the West line of Chipeta Heights Annexation, City of Grand Junction Ordinance No. 3886, as same is recorded in Book 4133, Page 24, Public Records of Mesa County, Colorado; Bounded on the North by the South line of Granite Springs Filing No. 5, as same is recorded in Book 3902, Page 70, Public Records of Mesa County, Colorado; Bounded on the West by the East line of Fuller Subdivision, as same is recorded in Plat Book 9, Page 143, Public Records of Mesa County, Colorado, and, Bounded on the South by the North line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado, said line also being the North line of B Road right of way, being a line 30.00 feet North of and parallel with the South line of the SE 1/4 SE 1/4 of said Section 30.

**INTRODUCED** on first reading the 19<sup>th</sup> day of June, 2013 and ordered published in pamphlet form.

**ADOPTED** on second reading the 3<sup>rd</sup> day of July, 2013 and order published in pamphlet form.

ATTEST:



*Stephanie Sun*  
City Clerk

*Sam Susuran*  
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4594 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of June, 2013 and that 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 3<sup>rd</sup> day of July, 2013, at which Ordinance No. 4594 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 5<sup>th</sup> day of July 2013.

  
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Stephanie Tuin, MMC  
City Clerk

Published: June 21, 2013  
Published: July 5, 2013  
Effective: August 4, 2013

