

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4606

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

LOCATED AT 3122 AND 3124 E ROAD

Recitals

The Wild Enclave Annexation has been initiated by the City of Grand Junction ("City") pursuant to the 1998 Persigo Agreement with Mesa County ("Agreement"). With the annexation of the property included in the Freedom Meadows Annexation on January 19, 2009, the area is enclaved. The terms of the Agreement state that an "enclaved" area shall be annexed into the City. ("Enclaved" means that an unincorporated area is completely surrounded by the City.)

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of R-8 (Residential 8 du/ac) implements the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Residential Medium (4-8 du/ac).

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Wild Enclave Annexation to the R-8 (Residential 8 du/ac) zone district, finding conformance with the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets criteria found in Section 21.02.140 of the Grand Junction Municipal 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 criteria found in Section 21.02.140 of the Grand Junction Municipal 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):

WILD ENCLAVE ANNEXATION

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

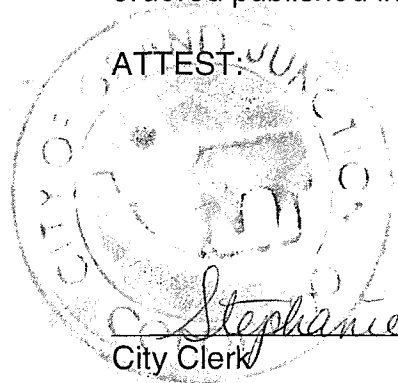
ALL the lands bounded on the East by Pioneer Meadows Annexation, City of Grand Junction Ordinance 4267, as same is recorded in Book 4700, Page 883 and bounded

on the North, West and South by Freedom Meadows Annexation, City of Grand Junction Ordinance 4312, as same is recorded in Book 4772, Page 465, all in the Public Records of Mesa County, Colorado.

CONTAINING 159,417 Square Feet or 3.65 Acres, more or less, as described.

INTRODUCED on first reading the 2nd day of October, 2013 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 16th day of October, 2013 and ordered published in pamphlet form.

ATTEST:

Stephanie Turner
City Clerk

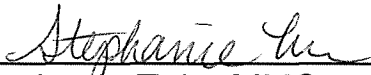


President of the Council Pro Tem

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4606 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of October, 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 16th day of October, 2013, at which Ordinance No. 4606 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 17th day of October 2013.



Stephanie Tuin, MMC
City Clerk

Published: October 4, 2013
Published: October 18, 2013
Effective: November 17, 2013

