

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4136

**AN ORDINANCE ZONING THE KRABACHER ANNEXATION TO
R-4 (RESIDENTIAL, 4 UNITS PER ACRE)**

LOCATED AT 2946 B ½ 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 Krabacher Annexation to the R-4 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 and is generally compatible with land uses located in the surrounding area. 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-4 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-4 (Residential, 4 units per acre).

KRABACHER ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, 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 that portion of the SE1/4 NW1/4 of said Section 29 lying East of Colvin Annexation No. 1, Ordinance No. 3970, City of Grand Junction and Colvin Annexation No. 2, Ordinance No. 3971, City of Grand Junction.

Containing 435,514.06 square feet (10.00 acres), more or less, as described.

Introduced on first reading this 17th day of October, 2007 and ordered published.

ADOPTED on second reading this 7th day of November, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk