

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4138**

**AN ORDINANCE ZONING THE CRESPIN ANNEXATION TO  
R-8 (RESIDENTIAL, 8 UNITS PER ACRE)**

**LOCATED AT 2930 D 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 Crespin Annexation to the R-8 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-8 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-8 (Residential, 8 units per acre).

**CRESPIN ANNEXATION**

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

All that portion of the West Quarter (W1/4) of the said SE1/4 NW1/4 of Section 17, lying North of the South line of said SE1/4 NW1/4, said South line also being the North line of Siena View Annexation No. 1, Ordinance No. 3500, City of Grand Junction, and South of the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction, and West of the West line of Beagley II Annexation, Ordinance No. 3795, City of Grand Junction, and East of the East line of Detmer II Annexation No. 3, Ordinance No. 3487, City of Grand Junction, as said East line is extended North and South.

CONTAINING 5.37 acres (233,922.62 square feet), more or less, as described.

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

**ADOPTED** on second reading this 7<sup>th</sup> day of November, 2007.

ATTEST:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk