

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4151

**AN ORDINANCE ZONING THE INGLE ANNEXATION TO
R-5 (RESIDENTIAL, 5 UNITS PER ACRE)**

LOCATED AT 436 CLEAR CREEK DRIVE

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 Ingle Annexation to the R-5 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-5 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-5 (Residential, 5 units per acre).

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

All of Lot One of the Third Replat of Brookdale Subdivision, as same is recorded in Plat Book 13, Page 411, Public Records of Mesa County, Colorado

Subject to that certain Boundary Line Agreement as recorded in Book 4384, Page 608, Public Records of Mesa County, Colorado and any easements, reservations and rights of way of record, if any shall exist.

CONTAINING 5.90 Acres (257,089 Square Feet), more or less, as described.

INTRODUCED on first reading the 19th day of November, 2007 and ordered published.

ADOPTED on second reading the 3rd day of December, 2007.

ATTEST:

/s/: Bonnie Beckstein
President of the Council Pro Tem

/s/: Stephanie Tuin
City Clerk