

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4227

**AN ORDINANCE ZONING THE PRATHER ANNEXATION TO
R-4 (RESIDENTIAL 4 DU/AC)
LOCATED AT 243 29 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 Prather Annexation to the R-4 (Residential 4 du/ac) 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 (Residential 4 du/ac) 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 du/ac).

PRATHER ANNEXATION

BEG 250FT S OF NE COR LOT 17 G J O M LD CO SUB SEC 301S 1E W 235FT S
103FT E 235FT N TO BEG

INTRODUCED on first reading the 14th day of April, 2008 and ordered published.

ADOPTED on second reading the 5th day of May, 2008.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk