

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4263**

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

**LOCATED AT 2964 D 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 Houghton Annexation to the R-8 (Residential 8 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-8 (Residential 8 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-8 (Residential 8 du/ac).

**HOUGHTON ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and bounded as follows:

On the South by the Northerly line of Paraham Annexation, Ordinance No. 3349, City of Grand Junction; On the West by the Easterly line of said Paraham Annexation; On the North by the Southerly line of said Paraham Annexation; On the East by the by the West line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction.

Said parcel contains 4.02 acres (175,025.91 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the 30<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading the 14<sup>th</sup> day of July, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk