

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4272**

**AN ORDINANCE ZONING THE LEVEL III ANNEXATION  
TO R-4 (RESIDENTIAL 4 DU/AC)**

**LOCATED AT 2922 B 1/2 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 Level III 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).

**LEVEL III ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 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: The East-half (E 1/2) of the SW 1/4 NW 1/4 of said Section 29, LESS HOWEVER, that certain parcel of land described in Book 3524, Page 808 (Parcel 2943-292-00-018), public records of Mesa County, Colorado.

**INTRODUCED** on first reading the 14<sup>th</sup> day of July, 2008 and ordered published.

**ADOPTED** on second reading the 4<sup>th</sup> day of August, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk