

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4277

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

LOCATED AT 528 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 Shady Acre 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 du/ac).

A parcel of land situate in the NW ¼ SW ¼ Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa, County, Colorado, as demonstrated in Book 2722 at Page 565 of the records of said Mesa County, being more particularly described as follows:

The west 330.00 feet of the south 5 acres of said NW ¼ SW ¼; EXCEPT: the west 30.00 feet for right of way.

CONTAINING 1.13 Acres (49,424.98 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 4th day of August, 2008 and ordered published.

ADOPTED on second reading the 18th day of August, 2008.

ATTEST:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk