

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4282**

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

**LOCATED AT 231 28 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 Schuckman 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).

**SCHUCKMAN ANNEXATION**

Lot 4, Block 2, Orchard Villas Sub Filing No 1 Recorded in Plat Book 11, Page 209,  
Public Records of Mesa County, Colorado.

**INTRODUCED** on first reading the 18<sup>th</sup> day of August, 2008 and ordered published.

**ADOPTED** on second reading the 3<sup>rd</sup> day of September, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk