

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4287**

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

**LOCATED AT 2932 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 Krogh 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).

**KROGH ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 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 West Quarter (W 1/4) of the SE 1/4 NW 1/4 of said Section 29, LESS HOWEVER, that certain parcel of land described in Book 2276, Page 316 (Parcel 2943-292-00-019), public records of Mesa County, Colorado.

**INTRODUCED** on first reading the 3<sup>rd</sup> day of September, 2008 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of September, 2008.

ATTEST:

/s/ Teresa Coons  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk