

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4289

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

LOCATED AT 3109 E 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 Green Leaf 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).

GREEN LEAF ANNEXATION

A parcel of land situated in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian being more particularly described as follows:

Beginning at a point which lies East 165.0 feet of the Northwest corner of said Section 15; thence South 0°07' East 302.4 feet; thence East 330.0 feet; thence North 0°07' West 302.4 feet; thence West 330.0 feet to the Point of Beginning.

County of Mesa, State of Colorado

Said parcel contains 2.29 acres (99,792 square feet), more or less, as described.

INTRODUCED on first reading the 3rd day of September, 2008 and ordered published.

ADOPTED on second reading the 15th day of September, 2008.

ATTEST:

/s/ Teresa Coons
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk