

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4524**

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

**LOCATED AT 2956 D ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Hernandez Enclave Annexation to the R-8 (Residential 8 du/ac) zone district, finding conformance with the recommended land use category of Residential Medium as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal 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 21.02.140 of the Grand Junction Municipal 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):

**HERNANDEZ ENCLAVE ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

That certain parcel of land bounded on the North and West by the Flint Ridge III Annexation, City of Grand Junction Ordinance 3656, as same is recorded in Book 3724, Page 542, Public Records of Mesa County, Colorado and bounded on the East and South by the Parham Annexation, City of Grand Junction Ordinance 3349, as same is recorded in Book 2856, Page 425, Public Records of Mesa County, Colorado.

CONTAINING 22,950 Square Feet or 0.527 Acres, more or less, as described.


**INTRODUCED** on first reading the 18<sup>th</sup> day of April, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 2<sup>nd</sup> day of May, 2012 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk