**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4712**

**AN ORDINANCE ZONING THE RETHERFORD ANNEXATION**

**TO R-4 (RESIDENTIAL – 4 DU/AC)**

**LOCATED AT 2089 BROADWAY**

Recitals

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home.

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 Retherford Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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).

RETHERFORDANNEXATION

Lot 2, Retherford Subdivision as identified in Reception # 2028632 in the Office of the Mesa County Clerk and Recorder.

**INTRODUCED** on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20th day of July, 2016 and ordered published in pamphlet form.

ATTEST:

/s/ Phyllis Norris

President of the Council

/s/ Stephanie Tuin

City Clerk