

**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).

**RETHERFORD ANNEXATION**

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

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

ADOPTED on second reading this 20<sup>th</sup> day of July, 2016 and ordered published in pamphlet form.

The seal of the City of Grand Junction is circular. It features a central illustration of a building, possibly a city hall or a historical structure. The words "GRAND JUNCTION" are written in a semi-circle at the top of the seal. Below the central illustration, the word "ATTEST:" is printed.

ATTEST:

A handwritten signature in blue ink that reads "Stephanie Lu".  
\_\_\_\_\_  
City Clerk

A handwritten signature in black ink that reads "Amylis Forrie".  
\_\_\_\_\_  
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4712 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of July, 2016 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of July, 2016, at which Ordinance No. 4712 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 25<sup>th</sup> day of July, 2016.

*Stephanie Tuin*

Stephanie Tuin, MMC  
City Clerk

Published: July 8, 2016  
Published: July 22, 2016  
Effective: August 21, 2016

