

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4735**

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

**LOCATED AT 115 VISTA GRANDE ROAD**

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 McHugh 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).

**MCHUGH ANNEXATION**

Lot 2, Carolina Hills Subdivision as identified in Reception # 468446 in the Office of the Mesa County Clerk and Recorder.

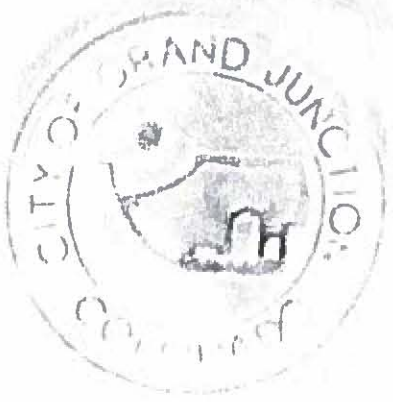
**INTRODUCED** on first reading this 4<sup>th</sup> day of January, 2017 and ordered published in pamphlet form.

**ADOPTED** on second reading this 18<sup>th</sup> day of January, 2017 and ordered published in pamphlet form.

ATTEST:

*Barbara Morris*  
President of the Council

*Stephanie Tim*  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4735 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of January, 2017 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 18<sup>th</sup> day of January, 2017, at which Ordinance No. 4735 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 January, 2017.

  
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Stephanie Tuin, MMC  
City Clerk

Published: January 6, 2017  
Published: January 20, 2017  
Effective: February 19, 2017

