

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE No. 2731**

**Ordinance Zoning Nichols Annexation**

Recitals.

The following property has been annexed to the City as the Nichols Annexation and requires a City zoning designation be applied to the property. The property was zoned County R-2. Surrounding uses and zones are residential, dairy, and vacant/agricultural land.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to RSF-4, Residential Single Family with a maximum density of 4 units per acre.

The City Council finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following described property is zoned RSF-4, Residential Single Family with a maximum density of 4 units per acre.

A tract of land situated in the SE1/4 of the NE1/4 of Section 7, in Township 1 S, Range 1 E of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at a point that is 81 feet South and 30 feet West of the NE corner of the SE1/4 of the NE1/4 of Section 7, Township 1 S, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; thence South 88.00 feet, thence West 136.50 feet, thence North 88.00 feet, thence East 136.50 feet to the Point of Beginning

Introduced on first reading this 16th day of February, 1994.

PASSED and ADOPTED on second reading this 2nd day of March, 1994.

/s/ Reford C. Theobold  
Mayor

ATTEST:

/s/ Stephanie Nye

City Clerk