

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3407

**ZONING THE CIMARRON MESA SUBDIVISION ANNEXATION
RESIDENTIAL SINGLE FAMILY – FOUR (RSF-4),
LOCATED AT THE SOUTHWEST CORNER
OF LINDEN AVENUE AND B ½ ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Residential Single Family - Four (RSF-4) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned Residential Single Family - Four (RSF-4) zone district, and includes the following tax parcel 2945-261-26-002.

ALL of Lot 2, Plat of Miles Craig Minor Subdivision as same is recorded in Plat Book 16, Page 38, Reception No. 1819902, Public Records of Mesa County, State of Colorado.

Introduced on first reading this 6th day of March, 2002.

PASSED and ADOPTED on second reading this 20th day of March, 2002.

Attest:

/s/: Cindy Enos-Martinez
President of the Council

/s/: Stephanie Tuin
City Clerk