

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3408

ZONING 3 PARCELS OF LAND LOCATED IN THE PAUL B. BOYD SUBDIVISION

Recitals.

A rezone from the RMF-5 zoning district to the RSF-4 zoning district has been requested for the properties located in the Paul B. Boyd Subdivision, the physical addresses for which are 838 26 ½ Road, 2662 Catalina Drive and 2660 Catalina Drive. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential medium, 4-8 dwelling units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its February 12, 2002 hearing, recommended approval of the rezone request from the RMF-5 zoning district to the RSF-4 zoning district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre) ZONING DISTRICT:

LOTS 1, 2 AND 3, PAUL B. BOYD SUBDIVISION

INTRODUCED for FIRST READING and PUBLICATION this 6<sup>th</sup> day of March, 2002.  
PASSED on SECOND READING this 20<sup>th</sup> day of March, 2002.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Cindy Enos-Martinez  
President of Council

