

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3453

**AN ORDINANCE ZONING THE GERICK ANNEXATION TO RESIDENTIAL
SINGLE FAMILY WITH A DENSITY NOT TO EXCEED ONE UNIT PER ACRE
(RSF-1)**

LOCATED AT 324 QUAIL DRIVE

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 an RSF-1 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-1 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 the Residential Single Family with a
density not to exceed one unit per acre (RSF-1) zone district**

Includes the following tax parcel: 2947-354-05-012

A certain parcel of land lying in Tract 39 of Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Lot 12, Longview East Subdivision, as same is recorded in Plat Book 13, Page 391, Public Records of Mesa County, Colorado

Contains 4.5293 Acres (197,298.52 Square Feet), more or less, as described.

be and is hereby annexed to the City of Grand Junction,
Colorado.

Introduced on first reading this 4th day of September, 2002.

PASSED and ADOPTED on second reading this 18th day of September, 2002

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council