

**April 16, 2003 Repealed Ordinance No. 3504 and Adopted Ordinance No. 3509**

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3504**

**An Ordinance Zoning the Red Tail Ridge Annexation to the Residential Single Family – 2 dwelling units per acre (RSF-2) district**

**Located at southerly end of Buena Vista Road**

Recitals:

After public notice and public hearings as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-4 zone district to the annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 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.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.
- The RSF-2 zone district is more consistent with the densities and minimum lot sizes of adjacent lands.
- The RSF-2 zone district implements the Growth Plan designation of Residential Medium Low – 2-4 dwelling units per acre.

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

The following property shall be zoned Residential Single Family – 2 dwelling units per acre (RSF-2) district:

Includes the following tax parcel: 2943-324-00-007

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa

CONTAINING 9.88 Acres (430,372.8 Sq. Ft.), more or less, as described.

Introduced on the first reading this 5<sup>th</sup> day of February, 2003.

PASSED and ADOPTED, as amended, on second reading this 19th day of February, 2003.

/s/ Cindy Enos-Martinez  
President of Council

ATTEST:

/s/ Stephanie Tuin  
City Clerk