

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 3507

AN ORDINANCE REZONING LOT 2, OF THE HARVEST SUBDIVISION
LOCATED
AT 2826 F ROAD FROM RMF-8 TO RMF-12

Recitals.

A rezone from the Residential Multi-family, not to exceed 8 dwelling units per acre (RMF-8) district to the Residential Multi-family, not to exceed 12 dwelling units per acre (RMF-12) district has been requested for the property located on Lot 2, Harvest Subdivision, for the purpose of developing a group living facility. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium High, 8 to 12 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 11, 2003 hearing, recommended approval of the rezone request from the RMF-8 zoning district to the RMF-12 zoning district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RESIDENTIAL MULTI-FAMILY, NOT TO EXCEED 12 DWELLING UNITS PER ACRE (RMF-12) DISTRICT:

LOT 2, HARVEST SUBDIVISION

INTRODUCED for FIRST READING and PUBLICATION this 5th day of MARCH, 2003.

PASSED on SECOND READING this 2nd day of April, 2003.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council