

# **CITY OF GRAND JUNCTION, COLORADO**

## **ORDINANCE No. 3509**

### **An Ordinance Zoning the Red Tail Ridge Annexation to Residential Single Family – 4 dwelling units per acre (RSF-4) 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, Council finds that the RSF-4 zone district be established for the following reasons:

- The RSF-4 zone district meets the criteria of Section 2.14. F. of the Zoning and Development Code.
- The RSF-4 zone district meets the criteria of 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 – 4 dwelling units per acre (RSF-4) 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 on second reading this 16<sup>th</sup> day of April, 2003.

/s/: Cindy Enos-Martinez  
President of Council

ATTEST:

/s/: Stephanie Tuin  
City Clerk