

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3537

AN ORDINANCE ZONING A PARCEL OF LAND LOCATED AT 653 YOUNG STREET TO RSF-2 (RESIDENTIAL SINGLE FAMILY WITH A DENSITY NOT TO EXCEED TWO UNITS PER ACRE)

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 the rezone request from the RSF-1 zone district to RSF-2 zone district by a vote of 4 to 3.

A rezone from RSF-1 (Residential Single Family with a density not to exceed one unit/acre) to RSF-2 (Residential Single Family with a density not to exceed two units/acre) has been requested for the property located at 653 Young Street. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Low 1/2 to 2 ac/du). 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.

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

The following property shall be zoned Residential Single Family with a density not to exceed 2 units per acre (RSF-2) zone district

Includes the following tax parcel: 2945-031-01-008

That part of Lot 7 in Linda Subdivision being more particularly described as follows: BEG North 00°12'W 25.00 ft. from the SW COR of the SE1/4 NE1/4 of SEC 3, T1S, R1W of the UM, thence North 00°12'W 289 ft.; thence South 65°48'E to the West right-of-way line of Young Street; thence South 191.27 ft. to the SE COR of said Lot 7; thence S89°51'W 215.2 ft. more or less to the SW COR of said Lot 7 and the point of beginning, Mesa County, Colorado.

Introduced on first reading on the 16th day June, 2003.

PASSES and ADOPTED on second reading this 2nd day of July, 2003.

/s/: Jim Spehar
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk