

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3565

**An Ordinance Zoning the Marchun Annexations No. 1 and No. 2 to
Residential Multi-Family-5 (RMF-5),
Located at 2925 F 1/2 Road**

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 rezoning the Marchun Annexation No. 1 and No. 2 to the RMF-5 zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-5 zone district be established.

The Planning Commission and City Council find that the RMF-5 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-5, Residential Single Family with a density not to exceed 5 units per acre, zone district:

W1/2NE1/4SW1/4of Section 5, Township 1 South, Range 1 East of the Ute Meridian, EXCEPTING THEREFROM that portion thereof conveyed to the County of Mesa, State of Colorado by instrument recorded May 16, 1961 in Book 803 at Page 262, Mesa County, Colorado.

Housing type, density and bulk standards shall be for the RMF-5 zone district.

Introduced on first reading this 6th day of August, 2003

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Harry Butler
President of the Council Pro Tem