

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3577

**An Ordinance Zoning the Holton Annexation to
Residential Multi-Family-5 (RMF-5),
Located at 641 29 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 Holton Annexation 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:

HOLTON ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL of Lot 1, Plat of Holton's Hacienda, as same is recorded in Plat Book 13, Page 485, Public Records of Mesa County, Colorado, TOGETHER WITH, that certain portion of the 29-1/2 Road right of way, being described as the East 33.00 feet of the NE 1/4 SW 1/4 of said Section 5 lying between the Easterly extension of the North line of said Lot 1 and the Easterly extension of the North line of Lot 2, said Plat of Holton's Hacienda.

CONTAINING 6.2142 Acres (270,689.935 Sq. Ft.) more or less, as described.

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

Introduced on first reading this 1st day of October, 2003

PASSED and ADOPTED on second reading this 15th day of October, 2003.

/s/: Jim Spehar
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk