

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3600

**An Ordinance Rezoning the Tom Foster property,
located at 515 and 517 Kansas Avenue,
from Planned Development (PD)
to Residential Single Family-4 (RSF-4)**

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 Tom Foster property, located 515 and 517 Kansas Avenue, from the from Planned Development (PD) to Residential Single Family-4 (RSF-4), for the following reasons:

1. The zone district is consistent with the goals and policies of the Growth Plan.
2. The zone district meets the criteria found in Section 2.6.A of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family-4 (RSF-4) zone district be established.

The Planning Commission and City Council find that the Residential Single Family-4 (RSF-4) zoning is in conformance with the stated criteria of Section 2.6.A 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 to the Residential Single Family-4 (RSF-4) zone district:

Lots 1 and 2 in Tom Foster Minor Subdivision.

Introduced on first reading this 21st day of January, 2004.

PASSED and ADOPTED on second reading this 4th day of February, 2004.

/s/ Jim Spehar

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk