

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3605**

**AN ORDINANCE ZONING THE BOGART ANNEXATION TO  
RSF-2**

**LOCATED AT 563 22 ½ 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 Bogart Annexation to the RSF-2 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 land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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 RSF-2 with a density not to exceed 2 units per acre.

**BOGART ANNEXATION**

Lot 5 Mountain Acres, Sec 7 1S 1W

CONTAINING 1.409 Acres (61,376.04 Sq. Ft.), more or less, as described.

Introduced on first reading this 21<sup>st</sup> day of January, 2004 and ordered published.

Adopted on second reading this 4<sup>th</sup> day of February, 2004.

/s/ Jim Spehar

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk