

ORDINANCE No. 3612

**An Ordinance Zoning the Summit View Estates Annexation to
Residential Multi-Family-8 (RMF-8),
Located at 649 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 Summit View Estates Annexation to the RMF-8 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-8 zone district be established.

The Planning Commission and City Council find that the RMF-8 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-8, Residential Single Family with a density not to exceed 8 units per acre, zone district:

SUMMIT VIEW ESTATES ANNEXATION

W 302FT OF NE4NE4SW4 SEC 5 1S 1E EXC 30FT RD ON N, and NE4NE4SW4 SEC 5 1S 1E EXC W 302FT + LESS DN + EXC N +E 30FT FOR RDS

Housing type, density and bulk standards shall be for the RMF-8 zone district.

Introduced on first reading this 3rd day of March, 2004.

PASSED and ADOPTED on second reading this 17th day of March, 2004.

/s/: Jim Spehar

Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk