

ORDINANCE NO. 3640

**AN ORDINANCE ZONING THE HOLLEY ANNEXATION TO
RSF-4 (Residential Single Family 4 du/ac)**

LOCATED AT 2936 D 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 zoning the Holley Annexation to the RSF-4 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-4 zone district be established.

The Planning Commission and City Council find that the RSF-4 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 zoned RSF-4 with a density not to exceed 4 units per acre.

HOLLEY ANNEXATION

Beginning at a point 660' E of the SW cor of the SE1/4NW1/4 of Section 17, T1S, R1E of the Ute Meridian, thence N 400', thence E 91.5', thence S 400', thence W 91.5' to the Point of Beginning, Mesa Co, Colorado

Introduced on first reading this 19th day of May, 2004 and ordered published.

Adopted on second reading this 2nd day of June, 2004.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk