

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3652**

**AN ORDINANCE ZONING THE RED TAIL RIDGE II ANNEXATION TO  
RSF-4**

**LOCATED SOUTH AND WEST OF BUENA VISTA DR. ON ORCHARD MESA**

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 Red Tail Ridge II 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.

**RED TAIL RIDGE II ANNEXATION**

Two certain parcels of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: The Northwest Quarter of the Southwest Quarter of the Southeast Quarter (NW 1/4 SW 1/4 SE 1/4) of said Section 32, TOGETHER WITH, the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE 1/4 NE 1/4 SW 1/4) of said Section 32. CONTAINING 19.7655 Acres, (860,985.5 Sq. Ft.) more or less, as described.

Introduced on first reading this 7<sup>th</sup> day of July, 2004 and ordered published.

Adopted on second reading this 21<sup>st</sup> day of July, 2004.

/s/ Bruce Hill  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk