

ORDINANCE NO. 3682

**AN ORDINANCE REZONING A PORTION OF
THE LAUREL SUBDIVISION
FROM RMF-8 TO RMF-5**

LOCATED AT 575 28 ¼ 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 a portion of the Laurel Subdivision from RMF-8 to the RMF-5 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 RMF-5 zone district be established.

The Planning Commission and City Council find that the RMF-5 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-5 with a density not to exceed 5 units per acre.

That part of Lot 1 of Shadowfax Properties Minor Subdivision lying north of the centerline of the Grand Valley Canal; AND All that part of the E1/4 SW1/4 NW1/4 of Section 7 lying north of Princess Subdivision, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

Housing type, density and bulk standards shall be for the RMF-5 zone district.

Introduced on first reading October 6, 2004 and ordered published.

Adopted on second reading this 20th day of October, 2004.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk