

**ORDINANCE NO. 3694**

**AN ORDINANCE ZONING THE MEYERS/STEELE ANNEXATION TO  
RSF-4 (RESIDENTIAL SINGLE FAMILY 4 DU/AC)**

**LOCATED AT 3020 E 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 Meyers/Steele Annexation to the RSF-4 (Residential Single Family 4 du/ac) 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 (Residential Single Family 4 du/ac) zone district be established.

The Planning Commission and City Council find that the RSF-4 (Residential Single Family 4 du/ac) 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 Residential Single Family with a density not to exceed 4 dwelling units per acre.

**MEYERS/STEELE ANNEXATION**

Beginning at the Southwest corner of the E1/4 SW1/4 NW1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian;  
thence East 104.3 feet;  
thence North 208.7 feet;  
thence West 104.3 feet;  
thence South 208.7 feet to the beginning, Mesa County, Colorado

CONTAINING .499 Acres (21,767.41 Sq. Ft.), more or less, as described.  
Housing type, density and bulk standards shall be for the RSF-4 (Residential Single Family 4 du/ac) zone district.

Introduced on first reading this 17th day of November, 2004 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of December, 2004.

ATTEST:

/s/: Gregg Palmer  
Mayor Pro Tem

/s/: Stephanie Tuin  
City Clerk