

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3714

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

LOCATED AT 280 29 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 Summit 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 the 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 4 du/ac).

SUMMIT ANNEXATION

GENERAL LOCATION: 280 29 Road

Tax Parcel # 2943-292-00-112

W2 LOT 3 SEC 29 1S 1E EXC S 210FT OF W 205FT+EXC THATPTN DESC BEG N
467FT FR SW COR LOT 3 E 830FT N 196FT N82DEG34' W 450FT N 87DEG41' W TO
W LI LOT 3 S 270FT TOBEG WH LIES THERE IN SD PARCEL + EXC W 30FT FOR
RD

CONTAINING 5.911 Acres (257,483 Sq. Ft.), more or less, as described.

Tax Parcel # 2943-292-00-113

E2 LOT 3 + THAT PT LOT 2 W OF RAVINE SEC 29 1S 1E +EXC THAT PTN DESC
BEG N 467FT FR SW COR LOT 3 E 830FTN 196FT N 82DEG34' W 450FT N
87DEG41' W TO W LI LOT 3S 270FT TO BEG WH LIES THERE IN SD PARCEL

CONTAINING 21.274 Acres (926,695 Sq. Ft.), more or less, as described.

Introduced on first reading this 15th day of December, 2004 and ordered published.

Adopted on second reading this 5th day of January, 2005.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk