

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3726

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

LOCATED AT 2397 SAYRE DRIVE

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 Tezak 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 Residential Single Family with a density not to exceed 4 units per acre.

TEZAK ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Lot 8M, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado.

CONTAINING 1.2324 Acres (53,682.36 Sq. Ft.), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

INTRODUCED on first reading this 16th day of February, 2005 and ordered published.

ADOPTED on second reading this 2nd day of March, 2005.

/s/ Bruce Hill
President of the Council

ATTEST:

/s/ Stephanie Tuin
City Clerk