

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3728

**AN ORDINANCE ZONING THE CLOVERGLEN ANNEXATION TO
RESIDENTIAL MULTI-FAMILY, NOT TO EXCEED 5 UNITS PER ACRE (RMF-5)
LOCATED AT 2938 F 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 Cloverglenn Annexation to the Residential Multi-family, not to exceed five dwelling units per acre (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 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 Residential multi-family with a density not to exceed 5 dwelling units per acre.

CLOVERGLEN ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL that certain parcel of land bounded on the South by the South line of the SE 1/4 NW 1/4 of said Section 5; bounded on the North by Darla Jean Annexation No. 2, City of Grand Junction Ordinance No. 2774; bounded on the West by the East line (and the Southerly projection thereof) of the Replat of Willow Glen, as

same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; bounded on the East by the centerline (and the Southerly projection thereof) of an existing drainage ditch, as same is depicted on the Plat of Eldridge Subdivision, as same is recorded in Plat Book 13, Page 399, Public Records of Mesa County, Colorado.

CONTAINING 7.1536 Acres (311,612.8 Sq. Ft.), more or less, as depicted

Housing type, density and bulk standards shall be for the rmf-5 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