

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3735**

**AN ORDINANCE ZONING THE CATLIN ANNEXATION TO  
RMF-8 (RESIDENTIAL MULTI-FAMILY 8 DU/AC)**

**LOCATED AT 2830 C ½ 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 Catlin Annexation to the RMF-8 (Residential Multi-Family 8 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 RMF-8 (Residential Multi-Family 8 du/ac) zone district be established.

The Planning Commission and City Council find that the RMF-8 (Residential Multi-Family 8 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 Multi-Family with a density not to exceed 8 units per acre.

**CATLIN ANNEXATION**

A certain parcel of land lying in Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian.

CONTAINING 10.1399 Acres (441,693.89 Sq. Ft.), more or less, as described.

Housing type, density and bulk standards shall be for the RMF-8 zone district.

Introduced on first reading this 2<sup>nd</sup> day of March, 2005 and ordered published.

**ADOPTED** on second reading this 16<sup>th</sup> day of March, 2005.

/s/ Bruce Hill  
President of the Council

ATTEST:

/s/ Stephanie Tuin  
City Clerk