

Ordinance No. 3754

AN ORDINANCE ZONING 37 ACRES OF LAND LOCATED
AT 738 26 ROAD TO RSF-4

Recitals.

A rezone from the Residential Single Family - 2 (RSF-2) district to the Residential Single-Family - 4 (RSF-4) district has been requested for the property located at 738 26 Road for purposes of developing a residential subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium, 4-8). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its March 22, 2005 meeting reviewed the proposal and recommended the rezone request from the RSF-2 district to the RSF-4 district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RESIDENTIAL SINGLE-FAMILY - FOUR (RSF-4) DISTRICT:

738 26 Road, Tax Parcel ID # 2701-353-00-061; totaling 36.973 acres.
Uses Permitted are those as listed in the Zoning and Development Code for the RSF-4 zoning designation.

INTRODUCED for FIRST READING and PUBLICATION this 6th day of April, 2005.

PASSED on SECOND READING this 20th day of April, 2005.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of Council