

ORDINANCE NO. 3768

**AN ORDINANCE ZONING THE ANSON ANNEXATION TO
RSF-4**

LOCATED AT 2729 B ¼ 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 Anson Annexation to the RSF-4 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 zone district be established.

The Planning Commission and City Council find that the RSF-4 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 with a density not to exceed 4 units per acre.

ANSON ANNEXATION

BEG S 0DEG01' E 25FT FR NW COR SE4SW4 SEC 25 1S 1W E 280FT S 0DEG01' E
361.8FTW 115FT S 0DEG01' E 170FT W 165FT N 0DEG01' W 531.8FT TO POB

CONTAINING 2.97 Acres (129,373.2 Sq. Ft.), more or less, as described.

Introduced on first reading this 4th day of May, 2005 and ordered published.

Adopted on second reading this 18th day of May, 2003.

/s/: Bruce Hill
Mayor

ATTEST:
/s/: Stephanie Tuin
City Clerk