

ORDINANCE NO. 3778

**AN ORDINANCE ZONING THE HUTTO ANNEXATION TO
RSF-2
LOCATED AT 676 PEONY DR**

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 Hutto Annexation to the RSF-2 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-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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-2 with a density not to exceed 2 units per acre.

HUTTO ANNEXATION

Parcel 2 of Hutto Subdivision as recorded in plat book 18, page 134 Mesa County Colorado records.

CONTAINING 13.47 Acres (586,998 Sq. Ft.), more or less, as described.

Introduced on first reading this 18th day of May, 2005 and ordered published.

Adopted on second reading this 1st day of June, 2005.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk