

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3818

AN ORDINANCE ZONING 1.92 ACRES OF LAND LOCATED  
AT 589 25 ½ ROAD, POMONA COMMONS, TO RMF-8

Recitals.

A rezone from the Residential Multi-Family Five (RMF-5) district to the Residential Multi-Family Twelve (RMF-12) district has been requested for the property located at 589 25 ½ Road for purposes of developing a multi-family residential subdivision.

The Grand Junction Planning Commission, at its July 26, 2005 hearing, recommended approval of the rezone request from the RMF-5 district to the RMF-12 district.

At a public hearing before the City Council on August 17, 2005, and after public testimony, the City Council determined RMF-8 to be a more appropriate zone and found that RMF-8 did meet the goals and policies and future land use set forth by the Growth Plan (Residential Medium High 8 to 12 dwelling units per acre). 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.

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 MULTI-FAMILY EIGHT (RMF-8) DISTRICT:

589 25 ½ Road, Tax Parcel Identification # 2945-102-00-153, consisting of 1.92 acres.

Uses Permitted: Those uses as listed in Chapter Three, of the Zoning and Development Code.

INTRODUCED for FIRST READING and PUBLICATION this 3<sup>rd</sup> day of August 2005.

PASSED on SECOND READING this 17<sup>th</sup> day of August, 2005.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of Council