

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3851

**AN ORDINANCE ZONING THE HOFFMAN ANNEXATION TO
RMF-5**

LOCATED AT 3041 D 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 Hoffman Annexation to the RMF-5 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 RMF-5 zone district be established.

The Planning Commission and City Council find that the RMF-5 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 RMF-5 with a density not to exceed 5 units per acre.

HOFFMAN ANNEXATION

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE 1/4 NE 1/4 NW 1/4) of Section 21, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, except the North 30 feet thereof.

Said parcel contains 9.55 acres (415,908 square feet), more or less, as described.

Introduced on first reading this 7th day of December, 2005 and ordered published.

Adopted on second reading this 21st day of December, 2005.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk