

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3894**

**AN ORDINANCE REZONING A PARCEL OF LAND FROM  
RESIDENTIAL SINGLE FAMILY – ONE UNIT PER ACRE (RSF-1) TO  
RESIDENTIAL SINGLE FAMILY – TWO UNITS PER ACRE (RSF-2)  
LOCATED AT 2591 G ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended denial of the rezone request from RSF-1 zone district to the RSF-2 zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Residential Low (1/2 – 2 ac/du). 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 RSF-2 (RESIDENTIAL SINGLE FAMILY – TWO UNITS PER ACRE):**

The North 1173 links of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 3, T1S, R1W of the UM; EXCEPT Beginning at the NE corner of the NE $\frac{1}{4}$  of Section 3, T1S, R1W of the UM; thence South 774.18 feet; thence West 663.28 feet; thence North 300.3 feet; thence East 180.04 feet; thence North 474. 15 feet; thence East 482.38 feet to the Point of Beginning; and the South 12 feet of the following described tract: Beginning at a point 372.38 feet West of the NE corner of Section 3, T1S, R1W of the UM; thence South 474. 18 feet, thence West 110 feet, thence North 474.18 feet, thence East 110 feet to the Point of Beginning, Mesa County, Colorado.

Introduced on first reading on the 3<sup>rd</sup> day of May, 2006.

PASSED and ADOPTED on second reading this 17<sup>th</sup> day of May, 2006.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of the Council