

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3935

**AN ORDINANCE ZONING THE HOFFMANN II ANNEXATION TO
RSF-2**

LOCATED AT 565 22 ½ 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 Hoffmann II Annexation to the RSF-2 zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district 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 be zoned Residential Single Family with a density not to exceed 2 units per acre.

HOFFMANN II ANNEXATION

A certain parcel of land located in the Northwest Quarter (NW1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1 in Block 8 of Redlands Village Subdivision Filing No. 4, Mesa County, Colorado.

Said parcel contains 1.12 acres (48971 square feet), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-2 zone district.

Introduced on first reading this 5th day of July, 2006 and ordered published.

ADOPTED on second reading this 19th day of July, 2006.

ATTEST:

/s/ Bonnie Beckstein
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk