

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3975**

**AN ORDINANCE ZONING THE ABEYTA-WEAVER ANNEXATION TO  
RMF-8 AND CSR**

**LOCATED AT 3037 D ½ ROAD, 432 AND 436 30 ¼ 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 Abeyta-Weaver Annexation to the RMF-8 and CSR zone districts finding that they conform 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 districts meet 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 RMF-8 and CSR zone districts are 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 RMF-8 (Residential Multi-Family 8 du/ac).

Lots 1 and 3 of the Abeyta/Weaver Subdivision as recorded at Book 4193 Pages 260-261 of the Mesa County Clerk and Records Office, Mesa County, Colorado

CONTAINING 2.24 Acres (97,574.4 Sq. Ft.), more or less, as described.

The following property be zoned CSR (Community Services and Recreation).

Lot 2 of the Abeyta/Weaver Subdivision as recorded at Book 4193 Pages 260-261 of the Mesa County Clerk and Records Office, Mesa County, Colorado

CONTAINING 8.42 Acres (366,775.2 Sq. Ft.), more or less, as described.

**INTRODUCED** on first reading the 20<sup>th</sup> day of September, 2006 and ordered published.

**ADOPTED** on second reading the 4<sup>th</sup> day of October, 2006.

ATTEST:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk