

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3976

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE
MIRADA COURT REZONE TO
RSF-4, (RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE)**

LOCATED AT 600 FEET EAST OF MIRADA COURT

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Mirada Court Rezone to the RSF-4 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 & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property be zoned, RSF-4 with a density not to exceed 4 units per acre.

W1/2, SW1/4, SE1/4, SW1/4, SEC 18, T1N, R1W, UM, Mesa County, Colorado.

CONTAINING 5 Acres (217,800 Sq. Ft.), more or less, as described.

Introduced on first reading the 20th day of September, 2006 and ordered published.

ADOPTED on second reading this 4th day of October, 2006.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk