

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2804
ZONING A PARCEL OF LAND KNOWN AS
THE GRISIER-RITTER MINOR SUBDIVISION
TO RSF-1

Recitals.

The Grand Junction Planning Commission approved the final plat for the 3-lot Grisier-Ritter Minor Subdivision at its November 1, 1994 hearing. Concurrently, this property is being annexed to the City of Grand Junction. A Power of Attorney for annexation has been executed for the parcel. The existing single family residence would remain on a parcel of land approximately 1 acre in size and two lots of 5 and 4.6 acres would be created. Thus, the proposed zoning for the subdivision is Residential Single Family 1 unit per acre (RSF-1). This will allow for the existing home on the 1 acre parcel to be in conformance in terms of lot size and bulk requirements.

The Grand Junction Planning Commission, at its December 6, 1994 hearing, recommended approval of the proposed RSF-1 zoning for the Grisier-Ritter Minor Subdivision.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED RESIDENTIAL SINGLE FAMILY 1 UNIT PER ACRE (RSF-1):

The N 688.5' of the W 786' of the NW1/4 NE1/4 of Section 3, T1S R1W of the Ute Meridian, Except road right of way granted to County of Mesa by instrument recorded June 16, 1969 in Book 936 Page 142.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of December, 1994.

PASSED on SECOND READING this 4th day of January, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of Council Pro Tem

