

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2954

REZONING A PARCEL OF LAND LOCATED ON THE SOUTHEAST
CORNER OF CANON STREET AND GRAND MESA AVENUE FROM
PLANNED BUSINESS (PB) TO RESIDENTIAL SINGLE FAMILY 8 UNITS PER ACRE (RSF-8)

Recitals.

A rezone from Planned Business (PB) to Residential Single Family 8 units per acre (RSF-8) has been requested for a property located on the southeast corner of Canon Street and Grand Mesa Avenue in order to develop the parcel for single family residential use. The City Council finds that the requirements for a rezone as set forth in Section 4-4-4 of the *Zoning and Development Code*.

The Grand Junction Planning Commission, at its October 1, 1996 hearing, recommended approval of the proposed RSF-8 zoning for the property on the southeast corner of Canon Street and Grand Mesa Avenue.

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 8 UNITS PER ACRE (RSF-8):

Lots 6, 7, 8, 9 and 10 in Block 4 of Orchard Mesa Heights Subdivision, together with vacated right-of-way adjacent to said lots as described in Ordinance N. 2069 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of October, 1996.

PASSED on SECOND READING this 6th day of November, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of Council