

CITY OF GRAND JUNCTION

Ordinance No. 3034

REZONING PROPERTY TO BE KNOWN AS
PAYTON II SUBDIVISION, LOCATED ON THE
WEST SIDE OF 24 3/4 ROAD, NORTH OF G ROAD
FROM RSF-2 TO RSF-4

Recitals.

A rezone request from RSF-2 to RSF-4 (residential with a density not to exceed 4 dwellings per acre) has been requested for a 3.5 acre parcel to be subdivided into an 11 lot subdivision to be known as Payton II Subdivision, located on the west side of 24 3/4 Road approximately 300' north of G Road. The RSF-4 zoning conforms with the Growth Plan which shows this area developing at 4-7.9 dwellings per acre. The City Planning Commission found that the zoning conforms with Section 4-4-4 of the Grand Junction Zoning and Development Code.

At their October 7, 1997 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RSF-2 to RSF-4:

Lot 1, Payton Subdivision, as recorded in Plat Book 13, Page 395; bearing reception number 1484362, as recorded at Mesa County Clerk and Records Office, Mesa County, State of Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of October, 1997.

PASSED on SECOND READING this 5th day of November, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of City Council

