

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3042**

**Ordinance Zoning 2802 and 2806 Unaweep Avenue  
from PB to RSF-5**

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 a rezone from Planned Business (PB) to Residential Single Family - 5 units per acre (RSF-5) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-5 zone district be established.

The City Council finds that the RSF-5 zoning is in conformance with the stated criteria of section 4-4-4 of the Grand Junction Zoning and Development Code.

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

**The following parcel shall be zoned Residential Single Family - 5 units per acre (RSF-5):**

A parcel of land situated in the SW1/4SW1/4 of section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEG SW COR 19, 1S 1E E 472FT N 114FT N 20DEG54' W 41FT N 88DEG36' W 88FT N 51DEG35' W 142FT W 238.5FT S 245FT TO BEG & VAC ROW ON W AS DESC IN B-1655 P-396 & B-1864 P-475 MESA COUNTY RECORDS  
(2943-193-00-249)

Introduced on first reading this 21st day of January, 1998.

PASSED and ADOPTED on second reading this 4th day of February, 1998.

ATTEST:

/s/ Earl Payne  
President of the Council Pro Tem

/s/ Stephanie Nye  
City Clerk

