

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3258

**ZONING THE GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION
TO RSF-2, LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 ½ ROAD
(2648 COTTONWOOD DRIVE)**

Recitals.

The following property has been annexed to the City of Grand Junction as the Grand Junction Bible Missionary Church Annexation and requires a zone of annexation.

The petitioner has requested that the property be zoned from County R1-B to RSF-2 (Residential single family with a density not to exceed two dwellings per acre). The density of this zoning is comparable with the density allowed in the County R1-B zone as well as surrounding densities

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. This rezone is in conformance with the Future Land Use Map.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change at its April 18, 2000 hearing.

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

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County R1-B to City RSF-2:

Lot 9, North Rolling Acres; EXCEPT that portion conveyed to the Department of Highways, State of Colorado as described in Deed recorded January 16, 1964 in Book 862 at Page 515.

INTRODUCED for FIRST READING and PUBLICATION this 5th day of May, 2000.

PASSED on SECOND READING this 17th day of May, 2000.

ATTEST:

/s/ Theresa F. Martinez
Deputy City Clerk

/s/ Gene Kinsey
President of City Council