

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3334

**ZONING THE TRAVER ANNEXATION TO RESIDENTIAL SINGLE FAMILY
WITH A MAXIMUM DENSITY OF 4 UNITS PER ACRE (RSF-4)
LOCATED AT 2980 ROOD AVENUE AND 2986 D ROAD**

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 applying an RSF-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by conforming to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTIES SHALL BE ZONED THE RESIDENTIAL SINGLE FAMILY 4 UNITS PER ACRE (RSF-4) ZONE DISTRICT:

Tax Parcel 2945-174-00-130 (2986 D Road)

The W 990' of that part of the SE1/4SE1/4 lying S of the ROW of the Grand Valley Irrigation Co canal in Sec 17, T1S, R1E of the UM, Mesa Co. CO

Tax Parcel 2945-174-14-005 (2980 Rood Avenue)

Lot 2 of the Brown's Minor Sub II as recd in Bk 2376, Pg 153 of the Recds of the Clerk and Recorder, Mesa Co, CO.

Introduced on first reading this 7th day of March 2001.

PASSED and ADOPTED on second reading this 21st day of March, 2001.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk