

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3366

**ZONING THE MONUMENT VALLEY FILING 7 ANNEXATION RESIDENTIAL
SINGLE FAMILY – 2 (RSF-2), LOCATED ON THE
EAST SIDE OF SOUTH CAMP ROAD,
EAST OF WINGATE SCHOOL**

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 a Residential Single Family - 2 (RSF-2) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 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 being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms 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 property shall be zoned Residential Single Family - 2 (RSF-2) zone district

Includes the following tax parcel 2945-192-10-001.

A certain parcel of land located in the West Half (W1/2) of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Block A, Monument Valley Subdivision, as same is recorded in Plat Book 16, Pages 269 and 270, Reception No. 1865256, Public Records of Mesa County, Colorado.

Introduced on first reading this 1st day of August, 2001.

PASSED and ADOPTED on second reading this 15th day of August, 2001.

Attest:

/s/ Janet Terry
President Pro Tem of the Council

/s/ Stephanie Nye
City Clerk