

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3389

Zoning the Cantrell Annexation to C-1 (Light Commercial and RSF-8 (Residential Multi-family, not to exceed 8 units per acre)

Located at 2930 North Avenue

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 RMF-8 (Residential Multi-family, not to exceed 8 units per acre) to the northern portion and C-1 (Light Commercial) zone district to the southern portion of this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 and C-1 zone districts be established for the following reasons:

These zoning districts 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 to Residential Multi-family, not to exceed 8 units per acre (RMF-8) zone district

**Includes the following tax parcel 2943-083-24-025
Lot 2, Cantrell Subdivision**

And

**The following property shall be zoned to Light Commercial, (C-1) zone district
Includes the following tax parcel 2943-083-24-025
Lot 1, Cantrell Subdivision**

Introduced on first reading this 21st day of November , 2001.

PASSED and ADOPTED on second reading this 5th day of December, 2001.

**/s/: Cindy Enos-Martinez
Mayor**

ATTEST:

**/s/: Stephanie Tuin
City Clerk**