

**ORDINANCE NO. 2166**

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF 1702 EASE OAK GROVE ROAD FROM "R-2", LOW DENSITY DISTRICT TO "R-3A" MEDIUM HIGH RESIDENTIAL DISTRICT.

WHEREAS, the City Council has held a de novo hearing on this matter, made findings based upon the evidence presented at said hearing, and reached a decision reflected herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

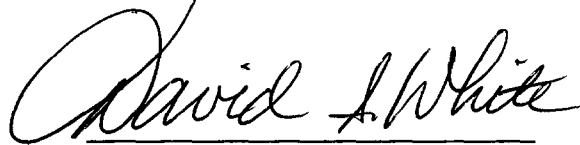
**SECTION 1:**

The Official Zoning Map is amended to designate 1702 East Oak Grove Road, more particularly described as:

That portion of Lot 2 in Section 4, Township 48 North, Range 9 West of the N.M.P.M. described as beginning on the North line of said Lot 2 at a point 344.1 feet East of the NW corner of said Lot 2 and running thence East 225.0 feet along said North line of said Lot 2; thence South 633.0 feet; thence West 225.0 feet; thence North 633.0 feet to the point of beginning. Excepting those portions of subject property as shown on Boundary Agreement Plat recorded May 19, 1998 in Book 13 at Page 221. County of Montrose, State of Colorado.

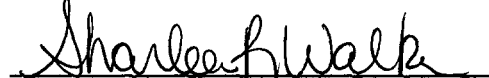
as an "R-3A", Medium High Residential District, according to the Official Zoning Map.

INTRODUCED, READ and PASSED on first reading this 19<sup>th</sup> day of July, 2007.



David S. White, Mayor

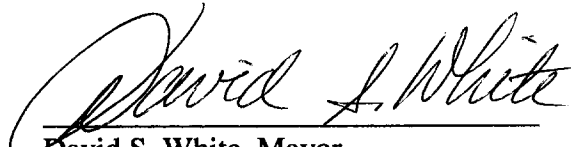
ATTEST:



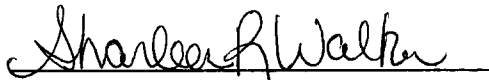
Sharleen R. Walker, City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Thursday, the 2nd day of August, 2007, at the hour of <sup>7:30</sup>~~7:00~~ p.m. at Montrose City Council Chambers, Elks Civic Building in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 2nd day of August, 2007.

  
David S. White, Mayor

ATTEST:

  
Sharleen R. Walker, City Clerk