

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4585**

**AN ORDINANCE REZONING 1941 PALISADE STREET  
FROM R-8 (RESIDENTIAL – 8 UNITS PER ACRE) TO  
R-12 (RESIDENTIAL – 12 UNITS PER ACRE)**

Recitals:

The applicant purchased the property in November 2012. The older front house is currently a rental house. The larger house, which is located behind the older home, is currently vacant and is in desperate need of repair and renovation. The house has two very large bedrooms and two midsized bedrooms with only one bathroom and one kitchen which are not sufficient for such a large dwelling. The applicant would like to convert the larger house into a duplex with two bedrooms in each unit. This will create a third dwelling unit on the property.

The property currently exceeds the maximum number of allowed dwelling units in the R-8 zone district because it is only 0.243 acres. The applicant would like to rezone their property to R-12, which would allow greater density on their property and thereby allow conversion of the larger house into a duplex.

The Comprehensive Plan Future Land Use Map designates this area as Residential Medium which allows zoning up to R-8. This is the maximum zoning permitted under the current land use designation.

The Comprehensive Plan Blended Map allows a property owner to request a rezone of their property to a zone district that implements the broader land use category identified on the Blended Map. The Blended Map has established a broader range of compatibility (4 to 16 dwelling units per acre) for this area of the City which supports the request to rezone to R-12 with a maximum of 12 dwelling units per acre.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the 1941 Palisade Street property from R-8 (Residential – 8 units per acre) to the R-12 (Residential – 12 units per acre) zone district for the following reasons:

1) The R-12 zone district is supported by the Residential Medium category of the Blended Map. The purpose of the Blended Map is to allow an appropriate mix of density for a specific area without being limited to a specific land use designation.

2) 1941 Palisade Street Rezone meets the Comprehensive Plan's goals and policies and is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12 zone district to be established.

The Planning Commission and City Council find that the R-12 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following property shall be rezoned R-12 (Residential – 12 units per acre).

2945-261-16-005

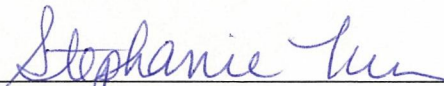
1941 PALISADE STREET

Lots 11, 12 and 13 in Block 21 of Orchard Mesa Heights, as same is recorded in Plat Book 1 Page 16, Public Records of Mesa County, Colorado, and, Beginning at the Southeast corner of said Lot 13 of said Block 21; thence East 15 feet; thence North to a point 15 feet East of the Northeast corner of said Lot 11; thence West 15 feet to the Northeast corner of said Lot 11, thence South to the Point of Beginning, As vacated by Order recorded April 21, 1949 in Book 503 at Page 70, County of Mesa, State of Colorado.

Introduced on first reading this 17<sup>th</sup> day of April, 2013 and ordered published in pamphlet form.

Adopted on second reading and ordered published in pamphlet form this 1<sup>st</sup> day of May, 2013.

ATTEST:

  
\_\_\_\_\_  
City Clerk


  
\_\_\_\_\_  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4585 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of April, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1<sup>st</sup> day of May, 2013, at which Ordinance No. 4585 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3<sup>rd</sup> day of May 2013.

  
Stephanie Tuin, MMC  
City Clerk

Published: April 19, 2013  
Published: May 3, 2013  
Effective: June 2, 2013

