

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4856

AN ORDINANCE REZONING SIXBEY INVESTMENTS LLC PROPERTY
FROM R-4 (RESIDENTIAL – 4 DU/AC)
TO R-O (RESIDENTIAL OFFICE)

LOCATED AT 2670 PATTERSON 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 zoning the Sixbey Investments LLC Property to the R-O (Residential Office) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-O (Residential Office) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-O (Residential Office):

BEGINNING AT A POINT 1080.4 FEET EAST OF THE SW CORNER OF THE SE ¼ SE ¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE NORTH 196 FEET, THENCE WEST 103 FEET, THENCE SOUTH 196 FEET, THENCE EAST 103 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.
EXCEPTING THAT PORTION DESCRIBED IN THE DEED RECORDED JUNE 20, 1985 AT RECEPTION NO. 1392993 AND ALSO EXCEPTING THE NORTH 5 FEET THEREOF AS DESCRIBED IN THE QUITCLAIM DEED RECORDED DECEMBER 12, 1979 AT RECEPTION NO. 1210459.

Introduced on first reading this 15th day of May, 2019 and ordered published in pamphlet form.

Adopted on second reading this 5th day of June, 2019 and ordered published in pamphlet form.

ATTEST:

W Wunkelmann

City Clerk

J. Mark West

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4856 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of May, 2019 and 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 5th day of June, 2019, at which Ordinance No. 4856 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 7th day of June, 2019.


Deputy City Clerk

Published: May 17, 2019
Published: June 7, 2019
Effective: July 7, 2019