

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4871**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION TO RESIDENTIAL MEDIUM RETAINING THE MIXED USED CORRIDOR AND REZONING TO R-5 (RESIDENTIAL 5 UNITS PER ACRE) AND MXOC (MIXED USE OPPORTUNITY CORRIDOR) FOR THE PROPERTY KNOWN AS BURKEY PARK ON 18.433 ACRES**

**LOCATED AT 2980 AND 2982 PATTERSON ROAD**

Recitals:

The applicant and owner, the City of Grand Junction, of 18.433 acres of vacant land at 2980 and 2982 Patterson Road, (referred to herein and more fully described below as the "Property"), proposes a Comprehensive Plan Amendment from Park to Residential Medium retaining the Mixed Use Corridor and rezone from Community Services and Recreation (CSR) to Residential 5 units per acre (R-5) and Mixed Use Opportunity Corridor (MXOC).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment and Rezone, and determined that it satisfies the amendment and rezoning criteria provided in GJMC 21.02.130 and 140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential Medium and the rezone request to Mixed Use Opportunity Corridor (MXOC).

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment (CPA-2019-433) Rezone (RZN-2019-432) to Residential 5 units per acre (R-5) and Mixed Use Opportunity Corridor (MXOC), determined that the request satisfies the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REZONE IS APPROVED:

- A. This Ordinance applies to the following described property with land use and zoning designation as noted:

Preliminary Lot 1 (refer to Exhibit A): Future Land Use Residential Medium with Mixed Use Corridor and Zoned MXOC (2943-054-00-123 and a Portion of 2943-054-00-124) – 2980 and a Portion of 2982 Patterson Road

That certain parcel of land lying in the West-half of the Southeast Quarter of the Southeast Quarter (W 1/2 SE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

The North 263.70' of the South 313.70 feet of the West-half of the Southeast Quarter of the Southeast Quarter (W 1/2 SE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 East, Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado.

CONTAINING 4.000 Acres, more or less, as described.

Preliminary Lot 2 (refer to Exhibit A): Future Land Use Residential Medium and Zoned R-5 (a Portion of 2943-054-00-124) – 2982 Patterson Road

That certain parcel of land lying in the West-half of the Southeast Quarter of the Southeast Quarter (W 1/2 SE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

All of the West-half of the Southeast Quarter of the Southeast Quarter (W 1/2 SE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, LESS HOWEVER, the Northerly 50.00 feet thereof dedicated to Mesa County as right of way for F-1/4 Road per Book 1167, Page 728, Public Records of Mesa County, Colorado and LESS HOWEVER, the Southerly 313.70 feet thereof.

CONTAINING 14.433 Acres, more or less, as described.

Total of said two parcels containing an area of 18.433 acres, as herein described (the "Property").

Introduced for first reading on this 21<sup>st</sup> day of August, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 4<sup>th</sup> day of September, 2019 and ordered published in pamphlet form.

  
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President of City Council

ATTEST:

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





I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4871 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21<sup>st</sup> day of August, 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 4<sup>th</sup> day of September, 2019, at which Ordinance No. 4871 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 9<sup>th</sup> day of September, 2019.

  
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Deputy City Clerk

Published: August 23, 2019  
Published: September 06, 2019  
Effective: October 06, 2019