

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4889

AN ORDINANCE REZONING TO R-1 (RESIDENTIAL 1 UNIT PER ACRE) A 23.16-ACRE PORTION OF A PROPERTY LOCATED AT 400 23 ROAD, MORE PARTICULARLY DESCRIBED AS A SITE AT THE EAST END OF CANYON RIM DRIVE

Recitals:

The applicant and owner, Grand Junction Land Company, LLC, of a 23.16-acre portion of the property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive, (referred to herein and more fully described below as the "Property"), proposes a Rezone from Planned Development (PD) without a plan to Residential 1 unit per acre (R-1).

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 Rezone, and determined that it satisfies the rezoning criteria provided in GJMC 21.02.140; 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 rezone request to Residential 1 unit per acre (R-1).

The City Council, after a public hearing and review of the proposed Rezone (RZN-2019-450) to Residential 1 unit per acre (R-1), determined that the request satisfies the applicable criteria of the Code and is 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 TO R-1 (RESIDENTIAL 1 UNIT PER ACRE) IS APPROVED.

This Ordinance applies to the following described property:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado whence the Northeast corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ of said Section 19 bears N 01°18'39" East a distance of 1292.81 feet for a basis of bearings with all bearings contained herein being relative thereto; thence along the South line of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ S 89°49'19" W a distance of 1284.71 feet to the Southwest corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$; thence along the East line of Canyon Rim Phase 1 and 4, N 00°11'50" W a distance of 962.21 feet; thence N 33°18'34" W a distance of 82.64 feet; thence N 90°00'00" E a distance of 400.00 feet; thence S 00°08'05" E a distance of 207.47 feet; thence S 55°30'24" E a distance of 261.30 feet; thence S 89°41'10" E a distance of 732.73 feet to a point on the East line of said Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ Section 19; thence S 01°18'59" W a distance of 660.53 feet to the Point of Beginning.

Containing 23.16 acres as described and depicted on Exhibit A.

Introduced for first reading on this 6th day of November, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of November, 2019 and ordered published in pamphlet form.



President of City Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4889 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of November, 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 20th day of November, 2019, at which Ordinance No. 4889 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 22nd day of November, 2019.


Deputy City Clerk

Published: November 10, 2019
Published: November 22, 2019
Effective: December 22, 2019