

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4900

AN ORDINANCE REZONING THE GRAND FALLS TOWNHOMES PROPERTY TO R-8 (RESIDENTIAL 8 UNITS PER ACRE)

LOCATED AT 588 NORTH GRAND FALLS COURT

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 Grand Falls Townhomes property to the R-8 (Residential 8 units per acre) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium High 8 to 16 units per acre, the goals and policies of the Comprehensive Plan 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-8 (Residential 8 units per acre) 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 described below and depicted in Exhibit A shall be zoned R-8 (Residential 8 units per acre):

Lot 1 Replat Lots 12 and 14 Block Two The Falls – Filing Number Three Section 7 Township 1 South Range 1 East U M and also including that portion of the vacated right-of-way as described in Book 2882 Pages 246 through 248 Mesa County Records – 1.26 acres in size.

Introduced on first reading this 18th day of December, 2019 and ordered published in pamphlet form.

Adopted on second reading this 15th day of January, 2020 and ordered published in pamphlet form.

ATTEST:

W. Winkelman
City Clerk



J. Mark
Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4900 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of December, 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 15th day of January, 2020, at which Ordinance No. 4900 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 17th day of January, 2020.


Deputy City Clerk

Published: December 20, 2019
Published: January 17, 2020
Effective: February 16, 2020

