

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 3570**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS LUTHERAN CHURCH
LOCATED
AT 628 26 1/2 ROAD and a portion of 632 26 1/2 ROAD TO R-O**

Recitals.

The Grand Junction Planning Commission, at its August 12, 2003 hearing, recommended approval of the rezone request from the PD and RSF-1 zone districts to the R-O district.

A rezone from the PD (Planned Development) and RSF-1 (Residential Single Family not to exceed 1 du/ac) zone districts to the R-O (Residential Office) district has been requested for the property located at 628 26 1/2 Road and a portion of 632 26 1/2 Road. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium 4-8 du/ac). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL (S) DESCRIBED BELOW IS HEREBY ZONED TO THE R-O (RESIDENTIAL OFFICE) DISTRICT:

A parcel of land in the NW1/4SE1/4 Sec 2 T1S, R1W of the Ute Meridian, City of Grand Junction, Mesa Co, Colorado described as follows: Commencing at a point on the W line of said NW1/4SE1/4 whence the C-S 1/16 cor of said Sec 2 bears S00°01'24"W, 367.15' with all other bearings contained herein being relative thereto; thence S89°58'36"E, 47.00' to the easterly r-o-w line of N 7th St and the true POB; thence S89°58'36"E along the northerly r-o-w line of said N 7th St, 3.00'; thence N00°01'24"E along the easterly r-o-w line of N 7th St, 142.18'; thence, S89°58'36"E, 269.83'; thence, N53°57'44"E, 161.16'; thence, S52°21'45"E, 162.55'; thence, S53°57'44"W, 250.41' to the northerly r-o-w line of the Grand Valley Canal; thence along said northerly r-o-w line on the following six courses: (1) N41°28'54"W, 14.36'; (2) N87°21'23"W, 32.02'; (3) S80°08'46"W, 28.48'; (4) S69°48'00"W, 30.63'; (5) S63°23'03"W, 39.20'; (6) S52°03'36"W, 33.18'; thence leaving said r-o-w line, S00°01'24"W, 44.29' to the centerline of said Grand Valley Canal; thence along said centerline on the following five courses: (1) S52°01'55"W, 4.52'; (2) S52°04'52"W, 53.42'; (3) S52°43'17"W, 73.20'; (4) S55°38'12"W, 42.62'; (5) S58°16'35"W, 16.97' to the easterly r-o-w line of N 7th St; thence leaving said centerline to following the said easterly r-o-w line on the following two courses: (1) N30°28'36"W, 35.46'; (2) N00°01'24"E, 179.55' to the true POB; containing 2.37 acres.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of August, 2003.

PASSED on SECOND READING this 3rd day of September, 2003.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of Council