

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4924**

**AN ORDINANCE REZONING AUGUSTINE BLUE, BECKNER, AND  
BERGER PROPERTIES  
FROM R-E (RESIDENTIAL – ESTATE), R-R (RESIDENTIAL – RURAL), AND  
R-1 (RESIDENTIAL – 1 DU/AC)  
TO R-2 (RESIDENTIAL – 2 DU/AC)**

**LOCATED AT 2574 TAHOE DRIVE, 2576 TAHOE DRIVE, AND AN ADJACENT  
UNADDRESSED PARCEL**

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 Augustine Blue Holdings, LLC, Mark Beckner, and Kyle and Hadassa Berger properties to the R-2 (Residential – 2 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Low (0.5 – 2 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-2 (Residential – 2 du/ac) 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 properties legally described as and listed below shall be zoned R-2 (Residential – 2 du/ac):

LOT 1 ROOTED GYPSY FARMS SUB LOCATED IN SEC 3 1S 1W UM RECORDED AT  
RECPT NO 2862456 MESA CO RECDS - 2.03 AC

AND

LOT 2 ROOTED GYPSY FARMS SUB LOCATED IN SEC 3 1S 1W UM RECORDED AT  
RECPT NO 2862456 MESA CO RECDS - 8.75 AC

AND

N 4.60AC OF S 16.60AC OF NE4NE4 SEC 3 1S 1W EXC BEG 774.18FT S & 529FT W OF NE  
COR SD SEC 3 W 344.9FT S 141.8FT E 269.5FT N 28DEG E 160.6FT TO BEG & ALSO EXC  
WALKER'S SUBDIVISION-0.09AC

Introduced on first reading this 15<sup>th</sup> day of April 2020 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of May 2020 and ordered published in pamphlet form.

ATTEST:

W Winkelmann  
City Clerk

C. S. Stone W. Zuma  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4924 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of April 2020 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 6<sup>th</sup> day of May 2020, at which Ordinance No. 4924 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 8<sup>th</sup> day of May 2020.

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

Published: April 17, 2020  
Published: May 8, 2020  
Effective: June 7, 2020