

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3624

**An Ordinance Rezoning the Old Orchard Estates property,
located at 774 Old Orchard Road,
from Residential Single Family Rural (RSF-R)
to Residential Single Family-2 (RSF-2)**

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 rezoning the Old Orchard Estates property, located at 774 Old Orchard Road, from the from Residential Single Family Rural (RSF-R) to Residential Single Family-2 (RSF-2), for the following reasons:

1. The zone district is consistent with the goals and policies of the Growth Plan.
2. The zone district meets the criteria found in Section 2.6.A of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family-2 (RSF-2) zone district be established.

The Planning Commission and City Council find that the Residential Single Family-2 (RSF-2) zoning is in conformance with the stated criteria of Section 2.6.A 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 shall be rezoned to the Residential Single Family-2 (RSF-2) zone district:

Parcel 1: BEG at a pt. 1008.8 ft. West of the NE COR of the N1/2 SE1/4 NW1/4 of SEC 35, T1N, R1W of the UM; thence West 310 ft. to the NW COR of said N1/2 SE1/4 NW1/4; thence South 0°21'W 315.6 ft.; thence S89°56'E 310.0 ft.; thence N0°21'E 315.6 ft. to the POB. TOGETHER WITH that portion of Clarkdell Court adjacent to subject property vacated by instrument recorded July 7, 1994 in Book 2084 at Page 345. SUBJECT TO road easement over the North 25 ft. of subject property.

Parcel 2:

BEG at a pt. from whence the N1/4 COR of SEC 35, T1N, R1W of the UM bears N31°54'7"E a DIS of 1905.9 ft. and S00°03'W a DIS of 20 ft.; thence S00°03'W 331.3 ft.; thence N89°56'W 310.0 ft.; thence N00°03'E 331.3 ft.; thence S89°56'E 310.0 ft. to the POB. TOGETHER WITH that portion of Clarkdell Court adjacent to subject property vacated by instrument recorded July 7, 1994 in Book 2084 at Page 345.

Parcel 3: BEG at a pt 420 ft. West of the NE COR of the N1/2 SE1/4 NW1/4 of SEC 35, T1N, R1W of the UM; thence West 588.8 ft.; thence S00°21'W 646.9 ft. to the South line of said N1/2 SE1/4 NW1/4; thence S89°37' East along said South line of the N1/2 SE1/4 NW1/4 469.24 ft.; thence North 25 ft.; thence N20°05'E 226.7 ft.; thence N25°00'E 105.7 ft.; thence N00°11'E 318.5 ft to the POB. TOGETHER WITH that portion of Clarkdell Court adjacent to subject property vacated by instrument recorded July 7, 1994 in Book 2084 at Page 345. AND TOGETHER WITH a non-exclusive easement for ingress and egress as granted in instrument recorded October 4, 1993 in Book 2012 at Page 630 and instrument recorded April 14, 1994 in Book 2063 at Page 654. EXCEPT that portion of Clarkdell Court adjacent to subject property on the South as described in Book 884 at Page 418.

Introduced on first reading this 21st day of April, 2004.

PASSED and ADOPTED on second reading this 5th day of May, 2004.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk