

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4956

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL HIGH MIXED USE (16-24 DU/ACRE) TO RESIDENTIAL MEDIUM (4-8 DU/ACRE) AND VILLAGE CENTER AND REZONING FROM R-E (RESIDENTIAL ESTATE) TO R-8 (RESIDENTIAL – 8 DU/AC) AND C-1 (LIGHT COMMERCIAL) ZONE DISTRICT

LOCATED AT 785 24 ROAD

Recitals:

The property owner, Mallard View LLC, proposes an amendment to the Comprehensive Plan Future Land Use Map from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and recommended subsequent approval of changing the zoning from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) for the property, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) and Village Center 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 amending the Comprehensive Plan Future Land Use Map from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and rezoning from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) zone district, are consistent and is in conformance with the Comprehensive Plan and 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 shall be re-designated as Residential Medium (4 – 8 du/ac) on the Future Land Use Map of the Comprehensive Plan and shall be zoned R-8 (Residential – 8 du/ac):

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 660.45 feet to the Point of Beginning.

Running thence along said east line S00°02'59"W 102.00 feet; thence N89°57'01"W 30.00 feet; thence N44°57'34"W 35.35 feet; thence N89°58'07"W 492.35 feet; thence S00°01'53"W 253.21 feet; thence N89°57'57"W 770.80 feet to the E1/16 line of Section 32; thence along said E1/16 line N00°04'03"E 660.32 feet; thence S89°58'17"E 1034.12 feet; thence S00°02'59"W 170.00 feet; thence S89°58'17"E 61.00 feet; thence S00°02'59"W 160.21 feet; thence S89°58'07"E 222.75 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 14.90 acres.

Boundary description written by:

Alex Lheritier, PLS 38464

Vortex Engineering

861 Rood Ave.

Grand Junction, CO 81501

The following property shall be re-designated as Village Center on the Future Land Use Map of the Comprehensive Plan and shall be zoned C-1 (Light Commercial):

A parcel of land located in the NE1/4NE1/4 Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

Commencing at the NE corner of Section 32, from which the N1/16 corner on the east line of Section 32 bears S00°02'59"W 1320.90 feet, running thence along said east line S00°02'59"W 762.45 feet to the Point of Beginning.

Running thence along said east line S00°02'59"W 228.22 feet; thence N89°57'57"W 547.27 feet; thence N00°01'53"E 253.21 feet; thence S89°58'07"E 492.35 feet; thence S44°57'34"E 35.35 feet; thence S89°57'01"E 30.00 feet to the east line of Section 32 and the Point of Beginning.

Parcel contains 3.16 acres.

Boundary description written by:

Alex Lheritier, PLS 38464

Vortex Engineering


861 Rood Ave.

Grand Junction, CO 81501

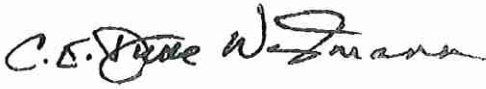
Introduced on first reading this 2nd day of September, 2020 and ordered published in pamphlet form.

Adopted on second reading this 16th day of September, 2020 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor

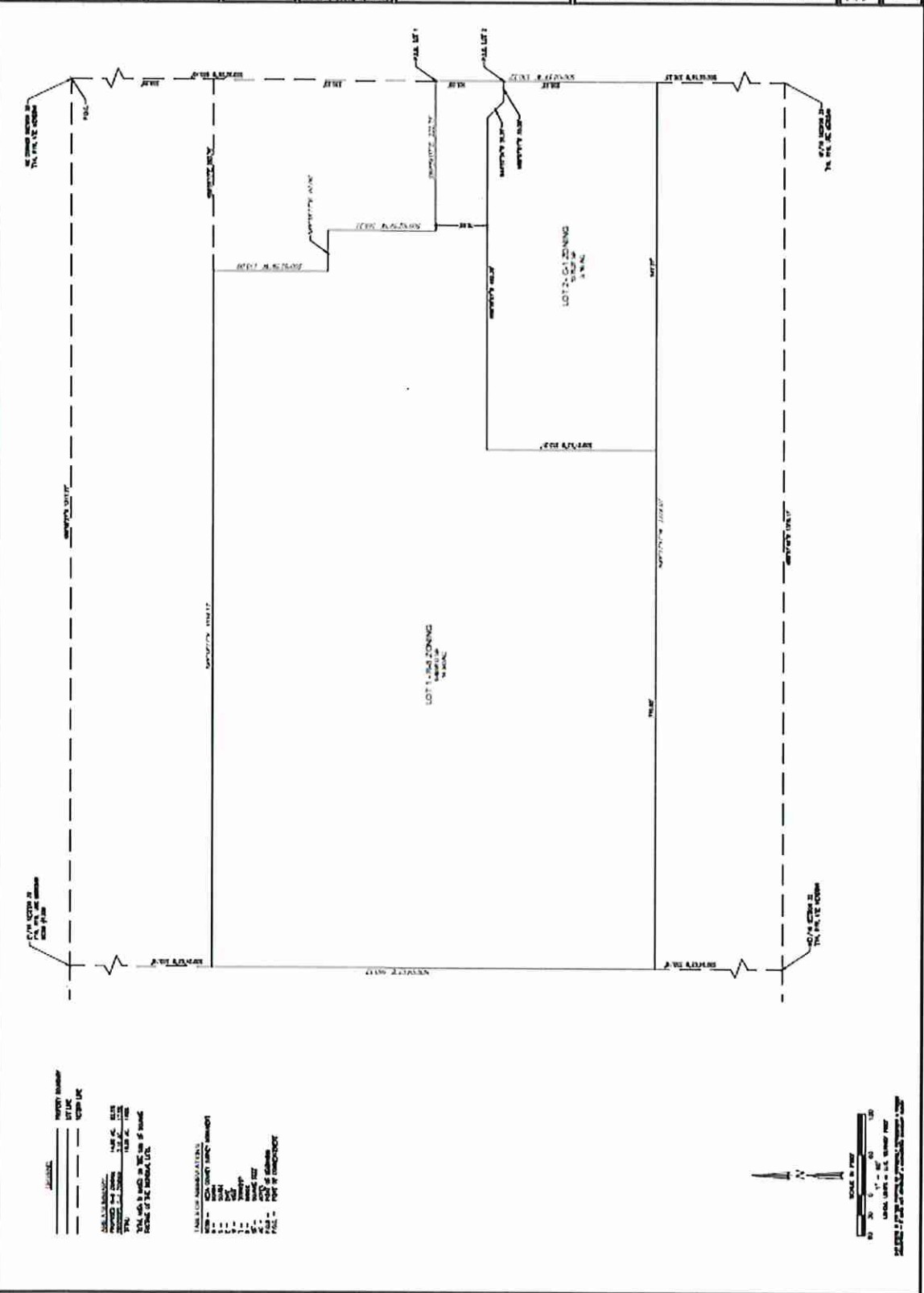




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NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY
2	11/15/10	REVISED
3	12/15/10	REVISED
4	01/15/11	REVISED
5	02/15/11	REVISED
6	03/15/11	REVISED
7	04/15/11	REVISED
8	05/15/11	REVISED
9	06/15/11	REVISED
10	07/15/11	REVISED
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99	12/15/18	REVISED
100	01/15/19	REVISED

MALLARD REZONE
 BOUNDARY DESCRIPTIONS EXHIBIT
 285 2ND ROAD
 GRAND JUNCTION, CO



LEGEND

PROPERTY BOUNDARY
 UTILITY
 EASEMENT

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Title]

TABLE OF NOTATIONS

1 - [Symbol] - [Description]
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Exhibit "A"

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4956 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of September 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 16th day of September 2020, at which Ordinance No. 4956 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 18th day of September 2020.


Deputy City Clerk

Published: September 4, 2020
Published: September 18, 2020
Effective: October 18, 2020

