

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3662

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS
THE BRATTON REZONE
TO RO, RESIDENTIAL OFFICE**

LOCATED AT 1215 NORTH 1ST STREET

RECITALS:

The Grand Junction Planning Commission, at its July 27th, 2004 public hearing, recommended approval of the rezone request from RMF-24, (Residential Multi-Family – 24 units per acre), to RO, (Residential Office) Zoning District.

A rezone from the RMF-24, (Residential Multi-Family – 24 units per acre), to RO, (Residential Office) Zoning District, has been requested for the property located at 1215 North 1st Street. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential High (12+ DU/Acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning & Development Code have all been satisfied.

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

Includes the following tax parcel: 2945-104-00-053 (1215 North 1st Street)

E 200 FT of S 97 FT of N2S2SE4SE4 Sec 10 1S 1W

The East 200 FT of the South 97 FT of the N1/2 S1/2 of the SE1/4 SE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian; Together with an easement for a sewer as now constructed over a strip of land 5 FT in width. The approximate line of which is described as follows: Beginning 200 FT West and 50 FT North of the SE Corner of the N1/2 of S1/2 of SE1/4 of SE1/4 of said Section 10, thence South 81° 45' West 202 FT, which is an easement in common with others, Mesa County, Colorado.

CONTAINING 0.37 Acres, more or less, as described.

Introduced on first reading this 4th day of August, 2004 and ordered published.

Adopted on second reading this 18th day of August, 2004.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk