

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5032**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL LOW (2-5.5 DWELLING UNITS/ACRE) TO RESIDENTIAL MEDIUM 5.5-12 DWELLING UNITS/ACRE) AND ZONE OF ANNEXATION FOR THE SAGE CREEK ANNEXATION FROM RURAL (1 DWELLING UNIT/5-ACRES) TO R-8 (RESIDENTIAL-8 DWELLING UNITS/ACRE) ZONE DISTRICT**

**LOCATED AT 3038 D ½ ROAD**

Recitals:

The property owner, Sage Creek Investments LLC, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5– 12 du/ac) and a zone of annexation from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) on a total of 4.77-acres, located at 3038 D ½ 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 Low (12-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 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 amending the Comprehensive Plan Land Use Map from Residential Low (2-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and rezoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) 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) zone district, is 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 (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan and shall be zoned R-8 (Residential – 8 du/ac) on the zoning map:

SAGE CREEK ANNEXATION  
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel of land being the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W 1/2 SE1/4 SE1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 16 and assuming the South line of the SE 1/4 NW 1/4 said Section 16 bears S89°54'18"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'18"W along said south line SE 1/4 NW 1/4 a distance of 330.30 feet to the Southeast Corner of said W 1/2 SE1/4 SE1/4 NW 1/4 being a point on the boundary of FRUITVALE MEADOWS ANNEXATION NO. 2 and being the Point of Beginning; thence continuing S89°54'18"W along the boundary of said FRUITVALE MEADOWS ANNEXATION NO. 2 a distance of 330.30 feet; thence N0°01'38"W a distance of 659.84 feet; thence N89°54'05"E a distance of 330.28 feet; thence S0°01'42"E a distance of 659.86 feet to the Point of Beginning.

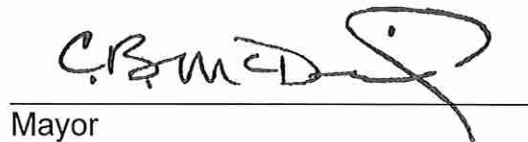
Containing 217939 Square Feet, or 5.00 Acres, more or less, as described.

Introduced on first reading this 6<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

  
Deputy City Clerk

  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5032 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of October 2021 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 20<sup>th</sup> day of October 2021, at which Ordinance No. 5032 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 22<sup>nd</sup> day of October 2021.

  
Deputy City Clerk

Published: October 8, 2021  
Published: October 22, 2021  
Effective: November 21, 2021

