

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5047

**AN ORDINANCE ZONING THE CHURCH ON THE ROCK NORTH ANNEXATION
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 4.79 acres into the City limits. The annexation is referred to as the “Church on the Rock North Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Church on the Rock North Annexation consisting of 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac) finding that both the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with 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-8 (Residential – 8 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

ZONING FOR THE CHURCH ON THE ROCK NORTH ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

566 Rio Hondo Road
Tax Parcel #2947-231-00-103

A parcel of land situated in the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows: Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20° 18' West 1763.29 feet; thence South 04°49' West 365.5 feet; thence East 441.89 feet; thence North 33°44' East 209.96 feet; thence North 49°32' East 292.13 feet; thence West 750.04 feet to the Point of Beginning. County of Mesa, State of Colorado.

INTRODUCED on first reading this 15th day of December 2021 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of January 2022 and ordered published in pamphlet form.


C.B. McDaniel
President of the Council

ATTEST:


Wanda Winkelmann
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5047 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of December 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 5th day of January 2022, at which Ordinance No. 5047 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 7th day of January 2022.



Deputy City Clerk

Published: December 17, 2021
Published: January 7, 2022
Effective: February 6, 2022

