

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5069**

**AN ORDINANCE ZONING 702 25 ROAD TO R-8 (RESIDENTIAL - 8 DU/AC) ZONE DISTRICT**

Recitals:

The property owner, Kent Slawson, proposes a rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) on a total of 1.18-acres located at the 702 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the approximately 1.18 acres property located at 702 25 Road (Property) R-8 (Residential – 8 du/ac) from R-4 (Residential – 4 du/ac). The Planning Commission found that both the R-8 zone district conforms with the designation 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 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 district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code and that the Property is and shall be zoned R-8 (Residential – 8 du/ac) in accordance with this ordinance.

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

THAT the Property, a parcel of land of approximately 1.18 acres located at 702 25 Road, in the City of Grand Junction, County of Mesa, State of Colorado is described and as follows:

**702 25 Road**

Tax Parcel #2701-343-00-105

Lot 63, POMONA PARK

EXCEPT that portion of said Lot 63 described as follows.

Beginning South 89 ° 50' East 379 from the Southwest corner of said Section 34;

Thence South 89 ° 50' East 280 feet;

Thence North 658.44 feet;

Thence North 89 ° 50' West

659 feet; Thence South

480.34 feet;

Thence South 89 ° 50' East 379 feet;

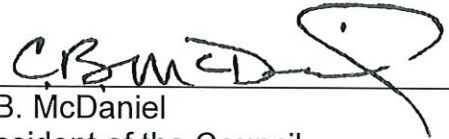
Thence South 178.1 feet to beginning, ALSO EXCEPTING THEREFROM those portions thereof conveyed to The City of Grand Junction by instruments recorded June 12, 1998, in Book 2451 at Pages 817 and 820 as Reception Nos 1850499 and 1850500, AND ALSO EXCEPTING THEREFROM that portion thereof conveyed to The City of Grand Junction by instrument recorded October 25, 2001 in Book 2945 at Page 175,

County of Mesa, State of Colorado.


Said parcel containing 1.18 acres, more or less, as described herein, is hereby zoned R-8 (RESIDENTIAL - 8 DU/AC).

**INTRODUCED** on first reading this 6<sup>th</sup> day of April 2022 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of April 2022 and ordered published in pamphlet form.

  
C.B. McDaniel  
President of the Council

ATTEST:

  
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Laura Bauer  
Interim City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5069 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 April 2022 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 April 2022, at which Ordinance No. 5069 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 April 2022.

  
Deputy City Clerk

Published: April 8, 2022  
Published: April 22, 2022  
Effective: May 22, 2022

