

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5078**

**AN ORDINANCE REZONING PROPERTY LOCATED AT 2370 BROADWAY  
FROM R-2 (RESIDENTIAL – 2 DU/AC) TO R-5 (RESIDENTIAL – 5 DU/AC)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction City Council determined that the the property located at 2370 Broadway be rezoned to the R-5 (Residential – 5 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies, and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Code.

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

The property lo ed at 2370 Broadway and described as follows is and shall be rezoned from R-2 (Residential – 2 du/ac) to R-5 (Residential – 5 du/ac)

A TRACT OF LAND LOCATED IN THE E½ OF SECTION 17 IN TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE¼ OF SAID SECTION 17, BEING A MESA COUNTY SURVEY MONUMENT; THENCE S73°00'12"E 1142.92 FEET TO A PK NAIL AND TAG, PLS # 24953; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLORADO HIGHWAY 340, S84°07'13"E 2.48 FEET TO THE WESTERLY LINE OF A TRACT AS MAPPED ON MESA COUNTY DEPOSIT OF SURVEY NO. 315-89; THENCE ALONG SAID WESTERLY LINE N19°40'08"E 209.06 FEET TO THE POINT OF BEGINNING;

THENCE N76°52'17"W 240.55 FEET;

THENCE S14°54'01"W 30.60 FEET;

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 42°07'17", ARC LENGTH OF 159.42 FEET, A RADIUS OF 216.85 FEET, A CHORD BEARING OF S15°09'15"E, A CHORD DISTANCE OF 155.85 FEET;

THENCE S05°55'09"W 51.84 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 340;

THENCE ALONG SAID HIGHWAY RIGHT OF WAY THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°32'41", ARC LENGTH OF 442.07 FEET, A RADIUS OF 1870.00 FEET, A CHORD BEARING OF N72°47'50"W, A CHORD DISTANCE OF 441.04 FEET;

THENCE ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY N55°46'25"W 277.48 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE N09°09'59"E 37.54 FEET;

THENCE N46°02'59"E 341.30 FEET;

THENCE N20°50'59"E 273.50 FEET;

THENCE N50°56'59"E 423.30 FEET;

THENCE N54°35'11"E 173.11 FEET;

THENCE S36°45'01"E 384.60 FEET;

THENCE S40°18'01"E 23.19 FEET TO THE WESTERLY LINE OF SAID MAP NO. 315-89;

THENCE CONTINUING ON SAID WESTERLY MAP LINE S10°41'01"W 154.83 FEET;

THENCE S32°45'51"W 106.35 FEET;

THENCE S21°44'29"W 17.06 FEET;

THENCE S21°24'27"W 290.98 FEET;

THENCE S10°20'32"W 128.27 FEET;

THENCE S80°10'28"E 23.40 FEET;

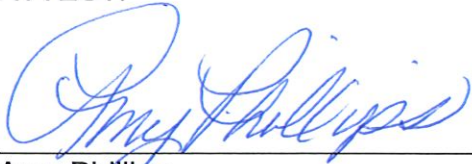
THENCE S19°39'24"W 23.09 FEET TO THE BEGINNING;

CONTAINING APPROXIMATELY 15.34 ACRES.

Introduced on first reading this 15<sup>th</sup> day of June 2022 and ordered published in pamphlet form.

Adopted on second reading this 17<sup>th</sup> day of August 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Anna M. Stout  
President of City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5078 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of June 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 17<sup>th</sup> day of August 2022, at which Ordinance No. 5078 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 19<sup>th</sup> day of August 2022.

  
Deputy City Clerk

Published: June 17, 2022  
Published: August 19, 2022  
Effective: September 18, 2022

