

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3903

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE
CAPSTONE VILLAGE REZONE**

LOCATED AT 2809, 2811, 2813 & 2815 ELM AVENUE FROM RMF-8 TO RMF-12

Recitals.

The Grand Junction Planning Commission, at its April 25th, 2006 public hearing, recommended approval of the rezone request from the RMF-8, Residential Multi-Family – 8 units per acre, to RMF-12, Residential Multi-Family – 12 units per acre Zoning District.

A rezone from RMF-8, Residential Multi-Family – 8 units per acre, to RMF-12, Residential Multi-Family – 12 units per acre Zoning District, has been requested for the properties located at 2809, 2811, 2813 & 2815 Elm Avenue. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential Medium High 8 - 12 DU/Ac.). 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 (S) DESCRIBED BELOW IS HEREBY ZONED TO THE RMF-12, RESIDENTIAL MULTI-FAMILY – 12 UNITS PER ACRE ZONING DISTRICT:

Includes the following tax parcel: 2943-073-00-075 (2809 Elm Avenue)

Commencing at the Northwest Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian; thence East 408 feet to a point of beginning; thence South 165 feet; thence East 120 feet; thence North 165 feet; thence West 120 feet to the Point of Beginning; EXCEPT right of way for irrigation ditch. County of Mesa, State of Colorado.

Includes the following tax parcel: 2943-073-00-076 (2811 Elm Avenue)

Beginning at a point 66 feet West of the Northeast Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian; thence West 66 feet; thence South 660 feet, more or less to the South boundary line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence East 66 feet; thence North 660 feet, more or less, to the point of beginning; EXCEPT a right of way for a road and irrigation ditch along the North side of subject property. County of Mesa, State of Colorado.

Includes the following tax parcel: 2943-073-00-230 (2813 Elm Avenue)

The East 66 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian; EXCEPT the North 30 feet for street and utility right of way as conveyed to the City of Grand Junction by instrument recorded August 11, 1961 at Reception Number 797717 in Book 808 at Page 312. County of Mesa, State of Colorado.

Includes the following tax parcel: 2943-073-00-079 (2815 Elm Avenue)

The West 116 feet of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian. County of Mesa, State of Colorado.

CONTAINING a total of 3.16 Acres (137,650 Sq. Ft.), more or less, as described.

Introduced on first reading this 17th day of May, 2006 and ordered published.

Adopted on second reading this 7th day of June, 2006.

/s/ James J. Doody
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk