

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5224

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) FOR AMERICAN LUTHERAN CHURCH PROPERTY LOCATED AT 631 26 ½ ROAD

Recitals:

The property owner, American Lutheran Church, 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) on a total of 6.56-acres, located at 631 26 ½ Road, Grand Junction, Colorado.

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 Land Use designation for the Property from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5 - 12 du/ac), 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) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals the following described parcel of land shall be re-designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the

Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land being comprised of 6.56 acres as described.

INTRODUCED on first reading this 3rd day of July, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of July, 2024 and ordered published in pamphlet form.



Abram Herman
President of the City Council

ATTEST:



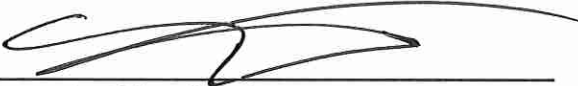
Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5224 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of July 2024 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 17th day of July 2024, at which Ordinance No. 5224 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 19th day of July 2024.


Deputy City Clerk

Published: July 5, 2024
Published: July 24, 2024
Effective: August 23, 2024

