

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4602

**AN ORDINANCE ZONING THE CRISPELL PROPERTY,
ALSO KNOWN AS THE CUNNINGHAM INVESTMENT COMPANY ANNEXATION,
TO THE R-E (RESIDENTIAL – ESTATE) ZONE DISTRICT**

LOCATED AT 2098 E 1/2 ROAD

Recitals:

The property was annexed by the City on January 16, 2008 but was unzoned pending the previous property owner's request to amend the Growth Plan Future Land Use Map from Estate to Residential Medium Low (2 - 4 du/ac) to allow for more residential density on the property. The request to amend the Growth Plan was ultimately denied by the City Council on February 4, 2008.

The property is annexed but not zoned to a City zone district and has gone through two changes of ownership since it was annexed in 2008. In order to zone the property in accordance with the Zoning and Development Code and State Statutes, the City of Grand Junction has been working with the current property owner, LL Crispell LLC, who is requesting that the property be zoned R-E (Residential – Estate, 1 dwelling unit/acre) to be consistent with the current Comprehensive Plan Future Land Use Map designation of Estate. The R-E zone district requires a minimum of a 1 acre lot size and a residential density not to exceed 1 dwelling unit per acre. No development at this time is being proposed with this zoning request.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Crispell property to the R-E (Residential - Estate) zone district for the following reasons:

The R-E zone district implements the Estate future land use designation shown on the Future Land Use map of the Comprehensive Plan, and meets the Comprehensive Plan's goals and policies and is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-E (Residential – Estate) zone district to be established.

The Planning Commission and City Council find that the R-E (Residential – Estate) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be zoned R-E (Residential – Estate, 1 dwelling unit/acre).

A certain parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 22 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:


COMMENCING at the Southwest corner of the SE 1/4 NE 1/4 of said Section 22 and assuming the South line of the SE 1/4 NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°30'14" W, along the South line of the NE 1/4 SE 1/4 of said Section 22, a distance of 476.95 feet to the POINT OF BEGINNING; thence from said Point of Beginning, along the boundary of that certain parcel of land described in Book 2566, Page 428 and Book 5188, Page 718, Public Records of Mesa County, Colorado the following seven (7) courses: (1) N 00°06'14" E a distance of 737.51 feet, (2) S 89°54'21" E a distance of 1151.54 feet, (3) S 22°12'18" W a distance of 188.16 feet, (4) S 85°08'25" E a distance of 784.87 feet, (5) S 09°06'35" W a distance of 511.79 feet to a point on the South line of the SW 1/4 NW 1/4 of said Section 23; (6) N 89°48'44" W, along the South line of the SW 1/4 NW 1/4 of said Section 23 a distance of 933.19 feet to a point being the Southwest corner of the SW 1/4 NW 1/4 of said Section 23; (7) N 89°30'14" W, along the South line of the SE 1/4 NE 1/4 of said Section 22 a distance of 849.63 feet, more or less, to the Point of Beginning.


CONTAINING 1,207,398 Square Feet or 27.71 Acres, more or less, as described.

Introduced on first reading this 4th day of September, 2013 and ordered published in pamphlet form.

Adopted on second reading this 18th day of September, 2013 and ordered published in pamphlet form.

ATTEST:


City Clerk


Mayor

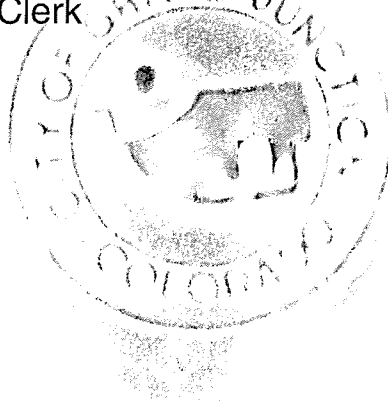
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4602 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of September, 2013 and that the same was published in The Daily Sentinel, a newspaper published and 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 18th day of September, 2013, at which Ordinance No. 4602 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 23rd day of September 2013.

Stephanie Tuin

Stephanie Tuin, MMC
City Clerk



Published: September 6, 2013
Published: September 20, 2013
Effective: October 20, 2013