

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4090

**AN ORDINANCE REZONING A PARCEL OF LAND FROM
RESIDENTIAL, ONE UNIT PER FIVE ACRES (R-R) TO
RESIDENTIAL-TWO UNITS PER ACRE (R-2)**

LOCATED AT 2575 YOUNG COURT

RECITALS:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone request from R-R zone district to the R-2 zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Residential Low (1/2 – 2 ac/du). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied. At the time of development of the property, the applicant will be responsible for sewer line extension or formation of a sewer improvement district for the neighborhood must occur.

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

That the parcel described below is hereby Zoned R-2 (Residential–two units per acre):

Beginning N0°02'24"W 173.0 feet from SE corner SW4 NE4 Section 3 T1S R1W
N61°15'48"W 292.83 feet N0°27'24" W 180.90 feet N89°32'36"E 58.72 feet along arc
curve to left whose radius is 50 feet chord bear S58°15'26"E 75.23 feet S47°02'24"E
185.02 feet S0°02'24"E 156.22 feet to beginning.

INTRODUCED on first reading on the 6th day of June, 2007.

ADOPTED on second reading this 20th day of June, 2007.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of the Council