

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4111

AN ORDINANCE REZONING A PARCEL OF LAND FROM

RESIDENTIAL – ONE UNIT PER ACRE (R-1) TO

RESIDENTIAL – TWO UNITS PER ACRE (R-2)

LOCATED AT 2719 H ROAD

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-1 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.

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):

A parcel of land situated in the NW1/4 of the NW1/4, Section 36, T1N, R1W, UM, being more particularly described as follows:

Beginning at a point 487 feet west of the NE corner of the NW1/4 of the NW1/4 of Section 36; thence west 447.67 feet; thence south to the north bank of the Government Highline Canal; thence southeasterly along said north bank to a point south of the POB; thence north to the POB, City of Grand Junction, County of Mesa, Colorado.

Introduced on first reading on the 18th day of July, 2007.

PASSED and ADOPTED on second reading this 15th day of August, 2007.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of the Council