

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4121

**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 2593 G ROAD (ROWELL REZONE)**

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.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE R-2 (RESIDENTIAL – TWO UNITS PER ACRE) ZONE DISTRICT:

Beginning at a point 372.38 feet west of the northeast corner of Section 3, T1S, R1W of the UM, thence south 474.18 feet; thence west 110 feet; thence north 474.18 feet; thence east 110 feet to the point of beginning, except the north 30 feet for County Road, except south 12 feet as described in deed recorded June 23, 1966 in Book 897 at Page 753, Mesa County, Colorado.

Introduced on first reading on the 19th day of September, 2007.

PASSES and ADOPTED on second reading this 3rd day of October, 2007.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of the Council