

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4204

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 689 25 1/2 ROAD TO
R-5 (RESIDENTIAL 5-DU/AC)**

ALSO KNOWN AS ARROYO VISTA

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the 689 25 1/2 Road to the R-5 (Residential 5-du/ac) Zone District finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 (Residential 5-du/ac) Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following area be rezoned R-5 (Residential 5-du/ac)

BEGINNING at a pt from which the N1/2 COR of SEC 3, T1S, R1W of the UM bears North 150.06 ft; thence South 408.07 ft along the quarter line of said SEC 3, thence West 336.55 ft, thence North 303.02 st to the center of wash, thence East along said center of wash 15 ft; thence along said center S38°54' E 78.47 ft, thence along said center S77°19'E 50.21 ft, thence along said center N63°42'E 138.21 ft, thence along said center N43°42'E 138.21 ft, thence along said center N43°11'E 145.27 t to the pt of BEGGINNING; also in the center of said wash; EXCEPT the east 25 ft thereof conveyed to Mesa County, Colorado, together with all improvements and appurtenances and all ditches and water rights used on or in connection with the real estate described above, including three shares of the capital stock of Grand Valley Irrigation Company. Said parcel contains 2.063 acres (89,864.28 sq. ft.), more or less, as described.

Introduced on first reading this 17th day of March, 2008 and ordered published.

ADOPTED on second reading this 31st day of March, 2008.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk