

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4386

**AN ORDINANCE REZONING A PORTION OF THE PROPERTY KNOWN AS
THE TAYLOR III REZONE
FROM PD (PLANNED DEVELOPMENT) TO R-5 (RESIDENTIAL 5 DU/ACRE)
LOCATED AT 2711 G ROAD**

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 a portion of the property located at 2711 G Road to the R-5 (Residential 5 du/acre) 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 districts meet 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/acre) 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 portion of the property be zoned R-5 (Residential 5 du/acre):

Beginning at the Southeast Corner of Lot 1 Taylor III Subdivision, and considering the South Line of said Lot 1 to bear South 89°57'24" West and all bearings contained herein to be relative thereto;
thence South 89°57'24" West along said South Line a distance of 167.97 feet to the Southwest Corner of said Lot 1;
thence North 00°11'48" East along the West Line of said Lot 1 a distance of 19.77 feet;
thence leaving said West Line North 89°55'25" East a distance of 167.15 feet to the East line of Said Lot 1;
thence along said East Line South 00°19'26" West a distance of 19.87 feet to the Southeast Corner of said Lot 1, which is the Point of Beginning.

Said portion of the property contains 0.07 acres, more or less, as described.

Introduced on first reading this 14th day of September, 2009 and ordered published.

Adopted on second reading this 5th day of October, 2009.

ATTEST:

/s/ Bruce Hill _____
President of the Council

/s/ Stephanie Tuin _____
City Clerk