

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4416

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE
RIMROCK LANDING APARTMENT COMMUNITY REZONE
FROM R-12, (RESIDENTIAL – 12 DU/AC) TO
R-24, (RESIDENTIAL – 24 DU/AC)**

LOCATED AT 665 AND 667 24 1/2 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 rezoning property known as the Rimrock Landing Apartment Community Rezone from R-12, (Residential – 12 du/ac) to the R-24, (Residential – 24 du/ac) zone district, finding that it conforms with the recommended land use category of Residential High (12+ du/ac) 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.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-24, (Residential – 24 du/ac) zone district be established.

The Planning Commission and City Council finds that the R-24 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following properties shall be rezoned R-24, (Residential – 24 du/ac).

665 24 1/2 Road:

The West 1/2 South 1/2 North 1/2 SE 1/4 NW 1/4 EXCEPT the South 180 feet; and the East 1/2 South 1/2 North 1/2 SE 1/4 NW 1/4 EXCEPT the South 150 feet; All in Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT that tract conveyed to Mesa County in instrument recorded July 1, 1963 in Book 849 at Page 494; and EXCEPT that tract conveyed to County of Mesa in instrument recorded December 1, 1964 in Book 876 at Page 730.

667 24 1/2 Road:

The North 1/4 SE 1/4 NW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT the East 30 feet conveyed to The County of Mesa by Quit Claim Deed recorded July 1, 1963 in Book 849 at Page 494.

Said parcels contain 14.6 +/- acres (635,976 +/- square feet), more or less, as described.

Introduced on first reading this 17th day of February, 2010 and ordered published.

Adopted on second reading this 1st day of March, 2010.

/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk