

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4442**

**AN ORDINANCE REZONING THE PROPERTY**

**LOCATED AT 564 29 ROAD (BOOKCLIFF VET)**

**FROM  
R-8 (RESIDENTIAL – 8 DWELLING UNITS PER ACRE)  
TO  
MXG-3 (MIXED USE GENERAL FORM DISTRICT – 3 STORIES)**

Recitals.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the property at 564 29 Road from R-8 (Residential – 8 dwelling units per acre) to the MXG-3 (Mixed Use General Form District – 3 stories) zone district for the following reasons:

The zone district is consistent with the designation of the property as a Mixed Use Opportunity Corridor as shown on the future land use map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After the public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds that the MXG-3 zone district should be established.

The Planning Commission and City Council find that the MXG-3 zone district is in conformance with the stated criteria of Title 21, Section 02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned to MXG-3 (MIXED USE GENERAL FORM DISTRICT – 3 STORIES):

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 East, of the Ute Meridian and being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 NW 1/4 of Section 8, whence the Southwest corner of said SW 1/4 NW 1/4 of Section 8 bears South 00 degrees 04 minutes 07 seconds East, a distance of 1317.71 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 04 minutes 07 seconds East, a distance of 450.00 feet, along the West line of said SW 1/4 NW 1/4 of Section 8; thence North 89 degrees 55 minutes 53 seconds East, a distance of 50.00 feet to a point at the Southwest corner of Sunrise Gardens Subdivision, as shown on plat recorded in Plat Book

12, Page 135, the POINT OF BEGINNING; thence North 89 degrees 55 minutes 53 seconds East, a distance of 303.00 feet, along the South line of said sunrise Gardens Subdivision, to a point at the intersection of said South line of said subdivision and the most Southerly West line of said Sunrise Gardens Subdivision; thence South 00 degrees 04 minutes 07 seconds East, a distance of 257.84 feet, along said most Southerly West line of said Sunrise Gardens Subdivision to a point on the centerline of the Grand Valley Irrigation Company Canal; thence Southwesterly along said Northerly canal boundary the following three (3) courses: (1) South 72 degrees 49 minutes 02 seconds West, a distance of 152.54 feet; (2) South 81 degrees 07 minutes 59 seconds West, a distance of 113.91 feet; (3) North 90 degrees 00 minutes 00 seconds West, a distance of 44.64 feet, to a point on the East right-of-way line of 29 Road, as described in deed to Mesa County, recorded at Book 1425, Page 769, Mesa County records; thence North 00 degrees 04 minutes 07 seconds West, a distance of 320.10 feet, along said East right-of-way line to the POINT OF BEGINNING.

Said parcel containing an area of 2.071 acres, as described.

ALSO KNOWN AS TAX PARCEL NUMBER 2943-082-00-037

Introduced on first reading this 18<sup>th</sup> day of October, 2010 and ordered published.

Adopted on second reading this 1<sup>st</sup> day of November, 2010.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Teresa Coons  
Mayor