

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4454**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN  
FROM RESIDENTIAL MEDIUM HIGH (8 -16 DU/AC)  
TO VILLAGE CENTER – MIXED USE**

**AND**

**ZONING THE HOUSING AUTHORITY ANNEXATION  
TO R-24 (RESIDENTIAL 24 + DU/AC)**

**LOCATED AT 2910 BUNTING AVENUE**

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 changing the Comprehensive Plan designation from Residential Medium High (8 - 16 du/ac) to Village Center – Mixed Use, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Housing Authority Annexation to the R-24 (Residential 24 + du/ac) zone district finding that it conforms with the adjacent land use category of Village Center – Mixed Use 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. The zone district meets the criteria found in Sections 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Village Center – Mixed Use is in conformance with the stated criteria in the Comprehensive Plan for an Amendment to the Land Use Map and the criteria in Title 21 Section 02.130 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-24 (Residential 24 + du/ac) zone district is in conformance with the stated criteria of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be designated Village Center – Mixed Use on the Comprehensive Plan

AND shall be zoned R-24 (Residential 24 + du/ac):

**HOUSING AUTHORITY ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 8 and assuming the West line of the SW 1/4 SW 1/4 of said Section 8 bears N 00°03'58" W with all other bearings mentioned herein being relative thereto; thence, from said Point of Beginning, N 89°57'49" E along the North line of the SW 1/4 SW 1/4 of said Section 8, a distance of 4.00 feet; thence S 00°03'58" E along a line 4.00 feet East of and parallel with the West line of the SW 1/4 SW 1/4 of said Section 8, a distance of 655.25 feet; thence S 89°59'48" E, a distance of 326.98 feet; thence N 00°03'30" W, a distance of 310.73 feet to a point on the South line of Kennedy Avenue, per Book 1368, Page 467, Public Records of Mesa County, Colorado; thence N 89°58'58" E along the South line of said Kennedy Avenue, a distance of 198.00 feet; thence S 00°03'30" E, a distance of 314.80 feet; thence N 89°59'48" W along a line 20.00 feet South of and parallel with, the North line of Bunting Avenue, per Book 1368, Page 467, Public Records of Mesa County, Colorado, a distance of 528.98 feet to a point on the West line of the SW 1/4 SW 1/4 of said Section 8; thence N 00°03'58" W along the West line of the SW 1/4 SW 1/4 of said Section 8, also being the East line of the Central Fruitvale Annexation, per City of Grand Junction Ordinance No. 1133, a distance of 659.25 feet, more or less, to the Point of Beginning.

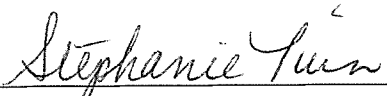
Containing 66,268 Square Feet or 1.52 Acres, more or less, as described.


Less public Right-of-Way

**INTRODUCED** on first reading the 31<sup>st</sup> day of January, 2011 and ordered published in pamphlet form.

**PASSED** and **ADOPTED** on second reading the 14<sup>th</sup> day of February, 2011 and ordered published in pamphlet form.

ATTEST:

  
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City Clerk

  
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President of the Council