

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4639

**AN ORDINANCE REZONING THE PROPOSED
SOUTH DOMINGUEZ ESTATES SUBDIVISION
FROM R-4 (RESIDENTIAL - 4 DU/AC) TO
R-8 (RESIDENTIAL - 8 DU/AC)**

LOCATED AT 2921 E 7/8 ROAD

Recitals:

The applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

The Comprehensive Plan Future Land Use Map designation is Residential Medium which allows zoning for up to 8 dwelling units an acre.

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 the South Dominguez Estates property from R-4 (Residential - 4 du/ac) to the R-8 (Residential - 8 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium (4 – 8 du/ac) and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate 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-8 zone district to be established.

The Planning Commission and City Council find that the R-8 zoning is in conformance with the stated criteria of Section 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 rezoned R-8 (Residential - 8 du/ac).

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian EXCEPT the West 20 feet thereof ALSO EXCEPT beginning 660 feet East of the Southwest corner of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian, Thence North 99 feet, Thence East 220 feet, Thence South 99 feet, Thence West 220 feet to the POINT OF BEGINNING

Introduced on first reading this 17th day of September, 2014 and ordered published in pamphlet form.

Adopted on second reading this 1st day of October, 2014 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor




Stephanie Yarn

Samuel Norris

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4639 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of September, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1st day of October, 2014, at which Ordinance No. 4639 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of October, 2014.



Stephanie Tuin, MMC
City Clerk

Published: September 19, 2014
Published: October 3, 2014
Effective: November 2, 2014

