

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4645

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
FROM RESIDENTIAL HIGH MIXED USE TO COMMERCIAL**

AND

**REZONING PROPERTY FROM C-1 (LIGHT COMMERCIAL)
TO R-24 (RESIDENTIAL 24 + DU/AC)**

**FOR PROPERTY KNOWN AS THE SALT FLATS
LOCATED AT THE NORTHEAST CORNER OF 28 ROAD AND GRAND 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 High Mixed Use to Commercial, encompassing approximately 10.09 acres, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan and meets the criteria found in Section 21.02.130 of the Grand Junction Municipal Code.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning approximately 26.49 acres, from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district, finding that it conforms with the land use designation of Residential High 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 Section 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 Commercial 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 Commercial on the Future Land Use Map of the Comprehensive Plan:

COMMERCIAL DESCRIPTION

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW¼ NW¼ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89°55'08" East, a distance of 50.00 feet to the Southwest corner of the affected parcel; thence South 89°55'08" East, a distance of 143.23 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the left, having a delta angle of 49°48'59", a radius of 320.00 feet, an arc length of 278.23 feet, a chord length of 269.55 feet, and a chord bearing of North 65°14'20" East; thence North 40°37'04" East, a distance of 714.16 feet; thence along a non-tangent curve to the right, having a delta angle of 49°11'38", a radius of 319.99 feet, an arc length of 274.74 feet, a chord length of 266.38 feet, and a chord bearing of North 65°12'50" East; thence North 89°48'36" East, a distance of 145.16 feet, to a point on the West right-of-way line of 28¼ Road, as described in Book 679, Page 16, Mesa County records; thence South 00°05'34" West, a distance of 657.92 feet along said West right-of-way line to a point on the North line of the Colorado State Department of Highways right-of-way as described in Book 616, Page 416, Mesa County records; thence, along said North highway right-of-way line the following three (3) courses: (1) South 72°58'19" West, a distance of 133.56 feet; (2) South 83°23'22" West, a distance of 356.00 feet; (3) North 89°55'8" West, a distance of 217.00 feet; thence South 00°04'52" West, a distance of 30.00 feet, to the South line of said SW¼ NW¼ of Section 18; thence North 89°55'08" West, a distance of 380.54 feet along said SW¼ NW¼ of Section 18 to the POINT OF BEGINNING.

Said parcel having an area of 10.09 Acres, as described.

The following property shall be zoned R-24 (Residential 24 + du/ac):

RESIDENTIAL DESCRIPTION

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW¼ NW¼ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89°55'08" East, a distance of 50.00 feet to a point on the East right-of-way

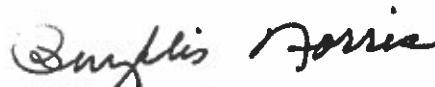
line of that parcel for right-of-way for 28 Road as described in Book 713, Page 352, Mesa County records and being the POINT OF BEGINNING; thence North 00°00'17" West, a distance of 1315.52 feet, along the East line of said right-of-way for 28 Road; thence South 89°49'36" East, a distance of 1240.92 feet, along the North line of said SW¼ NW¼ of Section 18 to a point on the West right-of-way line of 28¼ Road, as described in Book 679, Page 16, Mesa County records; thence South 00°05'34" West, a distance of 544.83 feet, along said West right-of-way line; thence South 89°48'36" West, a distance of 145.16 feet; thence along a curve to the left, having a delta angle of 49°11'38", a radius of 319.99 feet, an arc length of 274.74 feet, a chord length of 266.38 feet, and a chord bearing of South 65°12'50" West; thence South 40°37'04" West, a distance of 714.16 feet; thence along a non-tangent curve to the right, having a delta angle of 49°48'51", a radius of 320.00 feet, an arc length of 227.23 feet, a chord length of 269.55 feet, and a chord bearing of South 65°14'20" West; thence North 89°55'08" West, a distance of 143.23 feet to the POINT OF BEGINNING.

Said parcel having an area of 26.49 Acres, as described (Zoning Exhibit Attached).

INTRODUCED on first reading the 5th day of November, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the 19th day of November, 2014 and ordered published in pamphlet form.

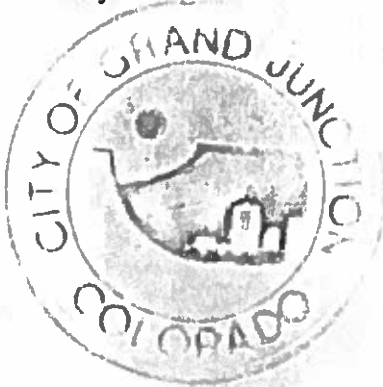
ATTEST:



President of the Council



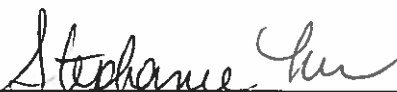
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4645 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of November, 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 19th day of November, 2014, at which Ordinance No. 4645 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 25th day of November, 2014.



Stephanie Tuin, MMC
City Clerk

Published: November 7, 2014
Published: November 21, 2014
Effective: December 21, 2014

