

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4743

**AN ORDINANCE REZONING THE LUSBY APARTMENT COMPLEX
FROM R-16 (RESIDENTIAL – 16 UNITS PER ACRE) TO
R-24 (RESIDENTIAL – 24 UNITS PER ACRE)**

LOCATED AT 1321 KENNEDY AVENUE

Recitals:

The subject parcel is currently zoned R-16 (Residential – 16 units per acre). The Lot is approximately 0.4 acres in size. There is potential for more residential development on this lot, but the site has met its maximum density. R-24 zoning (Residential – 24 units per acre) is to provide for high density residential uses. This district allows multifamily development within specified densities, with a minimum density is 16 units per acre and no maximum density. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community.

It has been determined that there is an inadequate supply of R-24 zoned lands within the City limits, with a total of 196 acres zoned R-24 and only 45 acres vacant citywide.

In public hearings, the Planning Commission and City Council reviewed the request for the rezone and determined that the R-24 zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential High Mixed Use, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area and is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE REZONED R-24 (RESIDENTIAL – 24 UNITS PER ACRE).

W2 N2 S2 OF LOT 7 GRAND VIEW SUB SEC 12 1S 1W EXC E 191.46FT + EXC KENNEDY AVE + EXC S 20FT FOR ALLEY AS DESC IN B-1056 P-397 CO CLERKS OFFICE

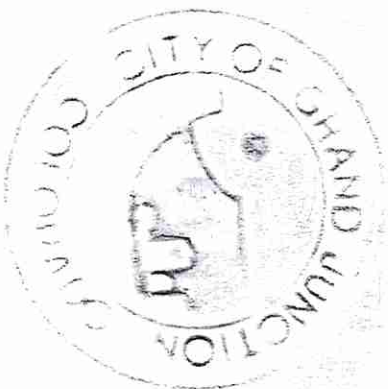
Introduced on first reading this 15th day of March, 2017 and ordered published in pamphlet form.

Adopted on second reading this 5th day of April, 2017 and ordered published in pamphlet form.

ATTEST:

Stephanie Tura
City Clerk

Samuel Forrester
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4743 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of March, 2017 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 5th day of April, 2017, at which Ordinance No. 4743 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 10th day of April, 2017.



Stephanie Tuin, MMC
City Clerk

Published: March 17, 2017
Published: April 7, 2017
Effective: May 7, 2017

