

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4750

AN ORDINANCE REZONING FOUNTAIN HILLS SUBDIVISION
LOCATED AT 3495 N. 15TH STREET
TO R-5 (RESIDENTIAL – 5 DU/AC)

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 zoning the property located at 3495 N. 15th Street to the R-5 (Residential – 5 du/ac) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium, the goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED R-5 (RESIDENTIAL – 5 DU/AC):

The NE 1/4 of the NW1/4 of the SW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT tract conveyed to the City of Grand Junction by Warranty Deed Recorded May 22, 1985 in Book 1539 at Page 920, Mesa County, Colorado and EXCEPT ROW on the North and East described in Book 3080 at Page 428 (Reception Number 2056674), Mesa County Records.

Introduced on first reading this 3rd day of May, 2017 and ordered published in pamphlet form.

Adopted on second reading this 17th day of May, 2017 and ordered published in pamphlet form.

ATTEST:



City Clerk




Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4750 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of May, 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 17th day of May, 2017, at which Ordinance No. 4750 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 22nd day of May, 2017.


Stephanie Tuin, MMC
City Clerk



Published: May 5, 2017
Published: May 19, 2017
Effective: June 18, 2017