

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4774

**AN ORDINANCE ZONING PROPERTIES LOCATED AT
2404, 2412, 2424 AND 2432 N. 12th STREET AND 1225 WELLINGTON AVENUE
R-24 (RESIDENTIAL 24+ DWELLING UNITS PER ACRE)**

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 proposed Levande on 12th Apartments located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue from an R-8 (Residential 8 dwelling units per acre) to R-24 (Residential 24+ dwelling units per acre) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial, 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-24 (Residential 24+ dwelling units per acre) 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 WHICH IS COMPRISED OF THE FIVE PARCELS SHALL BE ZONED R-24 (RESIDENTIAL 24+ DWELLING UNITS PER ACRE):

A tract of land situated in the NW Quarter of the NW Quarter of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4, Northwest 1/4, Northwest 1/4 of said Section 12, from whence the North 1/16 corner on the West line of said Section 12 bears S 0°05'16" W a distance of 659.21 feet: thence S 49°14'13" E a distance of 46.16 feet to a point on the South Right of Way for Wellington Avenue as recorded at Reception Number 10467, the East Right of Way for 12th Street as recorded at Reception Number 1094813, both of the Mesa County Clerk and Recorder's Office and the Point of Beginning; thence S 89°45'21" E along said South Right of Way a distance of 225.00 feet; thence S 0°14'33" W a distance of 417.54 feet to the centerline of the Grand Valley Canal; thence along the centerline of said Canal for the following five (5) courses:

- 1.) S 84°16'13" W a distance of 41.26 feet to the start of a curve to the right;
- 2.) along said curve to the right a distance of 83.62 feet with a radius of 200.00 feet and a central angle of 23°57'17", whose chord bears N 83°45'09" W a distance of 83.01 feet;

- 3.) N 71°46'30" W a distance of 45.18 feet;
- 4.) N 60°32'40" W a distance of 54.26 feet;
- 5.) N 31°35'17" W a distance of 19.17 feet;

Thence leaving the centerline of the Grand Valley Canal N 0°05'16" E along the East right of way for 12th Street a distance of 356.44 feet to the Point of Beginning. Said Parcel Contains 2.10 acres

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

Adopted on second reading this 6th day of December, 2017 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

S. Mark West

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4774 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 November, 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 6th day of December, 2017, at which Ordinance No. 4774 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 8th day of December, 2017.

WWinkelmans
City Clerk

Published: November 17, 2017
Published: December 08, 2017
Effective: January 07, 2018

