

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4814

**AN ORDINANCE REZONING THE RIVER WALK SUBDIVISION FROM
R-4 (RESIDENTIAL – 4 DU/AC) TO R-8 (RESIDENTIAL – 8 DU/AC)**

LOCATED AT 3125 D ROAD

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 rezoning the River Walk Subdivision R-8 (Residential – 8 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies 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-8 (Residential – 8 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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be zoned R-8 (Residential – 8 du/ac):

THE E $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN; EXCEPT BEGINNING AT A MESA COUNTY SURVEY MARKER AT THE NORTHWEST CORNER OF LOT TWO OF SAID SECTION 22, FROM WHENCE MESA COUNTY SURVEY MARKER NO. 1382 AT THE NORTHEAST CORNER OF SAID LOT TWO BEARS N89°59'40"E 1307.47 FEET; THENCE S89°59'40"W ON THE SOUTH LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 22, 326.89 FEET TO THE EAST LINE OF RIVER BEND SUBDIVISION; THENCE N00°04'13"E ON SAID EAST SUBDIVISION LINE 35.00 FEET; THENCE N89°59'40"E 326.92 FEET TO THE EAST LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 22; THENCE S00°07'30"W 35.00 FEET TO THE POINT OF BEGINNING.

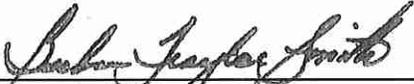
TOGETHER WITH AN EASEMENT FOR THE DRAINAGE OF AGRICULTURAL WASTE WATER AS RESERVED IN INSTRUMENT RECORDED DECEMBER 29, 1993 IN BOOK 2037 AT PAGE 223, COUNTY OF MESA, STATE OF COLORADO.

Said parcel contains 9.37 acres more or less.

Introduced on first reading this 1st day of August, 2018 and ordered published in pamphlet form.

Adopted on second reading this 15th day of August, 2018 and ordered published in pamphlet form.

ATTEST:



President of City Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4814 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of August 2018 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 15th day of August 2018, at which Ordinance No. 4814 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 15th day of August 2018.

W. W. Wickelmann

City Clerk

Published: August 3, 2018
Published: August 17, 2018
Effective: September 16, 2018

