

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4840

AN ORDINANCE ZONING PROPERTIES AT 1213 NORTH 15TH STREET AND 1420 GLENWOOD AVENUE FROM R-16 (RESIDENTIAL, 12-16 DU/AC) TO R-24 (RESIDENTIAL, 24+ DU/AC)

Recitals

The property owner has requested a Rezone for 0.625 acre of land from R-16 to the R-24 zone district.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning 1213 North 15th Street and 1420 Glenwood Avenue from the R-16 (Residential, 12-16 du/ac) to the R-24 (Residential, 24+ du/ac) zone district finding that it conforms with the recommended land use category 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 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 Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties be rezoned R-24 (Residential, 24+ du/ac).

1213 North 15th Street

Commencing at the Northeast Corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear South 00deg.01'06" West with all bearings herein relative thereto; thence South 00deg.01'06" West a distance of 294.35 feet to a point; thence South 90deg.00'00" West a distance of 10.84 feet to the True Point of Beginning; thence South 90deg.00'00" West a distance of 204.19 feet; thence North 00deg.00'00" East a distance of 142.50 feet; thence North 90deg.00'00" East a distance of 52.00 feet; thence North 00deg.00'00" East a distance of 51.85 feet; thence South 90deg.00'00" East a distance of 3.00 feet; thence South 00deg.00'00" East a distance of 116.00 feet; thence North 90deg.00'00" East a distance of 155.06 feet; thence South 00deg.01'06" West a distance of 71.84 feet; thence South 41deg.55'51" West a distance of 8.75 to the True Point of Beginning, Mesa County, Colorado.

1420 Glenwood Avenue

Commencing at the NE Corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear South 00deg.01'06" West with all bearings herein relative thereto; thence South 00deg.01'06" West a distance of 294.35 feet to a point; thence South 90deg.00'00" West a distance of 215.03 feet to the true point of beginning; thence North 90deg.00'00" West a distance of 50.00 feet; thence North 00deg.00'00" East a distance of 142.50 feet; thence North 90deg.00'00" East a distance of 50.00 feet; thence South 00deg.00'00" East a distance of 50.00 feet; thence South 00deg.00'00" East a distance of 142.50 feet to the true point of beginning;

Together with any and all water, water rights, ditch and ditch rights belonging thereto.

CONTAINING 27,225 Square Feet or 0.625 Acre, more or less, as described.

INTRODUCED on first reading the 20th day of February, 2019 and ordered published in pamphlet form.

ADOPTED on second reading the 6th day of March, 2019 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4840 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of February, 2019 and 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 March, 2019, at which Ordinance No. 4840 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 6th day of March, 2019.


Deputy City Clerk

Published: February 22, 2019

Published: March 8, 2019

Effective: April 7, 2019