

ORDINANCE NO. 2434

REZONING FROM PZ TO PR 43-88, WITH A DENSITY OF 12.3 UNITS PER ACRE, THE PROPERTY LOCATED AT 3032 N. 15TH STREET, GRAND JUNCTION, COLORADO

The Council finds that the applicant has complied with applicable regulations of the City's Development Code and that the Planning Commission has recommended that the rezoning request be granted:

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

The property generally described as the North half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, except the North 14.50 feet and the West 33.00 feet for Road and utility right-of-way which were granted to the City of Grand Junction by Quit Claim Deed recorded July 17, 1984, in Book 1502 at Page 291, Mesa County, Colorado, and more particularly described as follows:

Beginning at a point which bears South 00 deg. 00 min. East, 14.50 feet and South 89 deg. 53 min. East, 33.00 feet from the Mesa County Brass Cap at the Northwest Corner of the Southeast Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence South 89 deg. 53 min. East, 627.38 feet parallel to and 14.50 feet South of the North line of said Southeast Quarter of the Southwest Quarter of Section 1; thence South 00 deg. 01 min. East, 315.34 feet; thence North 89 deg. 53 min. West, 627.48 feet; thence North 00 deg. 00 min. East, 315.34 feet parallel to and 33.00 feet East of the West line of said Southeast Quarter of the Southwest Quarter of Section 1, to the point of beginning, containing 4.542 acres, more or less,

is hereby rezoned to Planned Residential (PR 43-88), with a density of 12.3 units per acre, from its existing zoning of PZ.

PASSED and ADOPTED this 5th day of July, 1989.

R.T. Mantlo

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2434, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 16th day of November, 1988, and that the same was published in The Daily Sentinel, a newspaper

published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 6th day of July, 1989.

Neva B. Lockhart, CMC

Neva B. Lockhart, CMC  
City Clerk

Published: November 18, 1988

Published: July 7, 1989

Effective: August 6, 1989