

ORDINANCE NO. 2448

REZONING FROM PR 43-88, WITH A DENSITY OF 12.3 UNITS PER ACRE, TO PR 45-89, WITH A DENSITY OF 21.4 UNITS PER ACRE, THE PROPERTY LOCATED AT 3032 NORTH 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 45-89), with a density of 21.4 units per acre, from its existing zoning of PR 43-88 subject to the condition that the recorded final plat and plan shall contain the following provision: "Use of occupied structures shall be limited to housing for older persons. "Older persons" is as defined at 42 U.S.C. 3607(b). This restriction as to use may be modified or released pursuant to the provisions of the zoning and development code of the City of Grand Junction."

PASSED and ADOPTED this 1st day of November, 1989.

R.T. Mantlo

President of the Council

Attest:

Theresa F. Martinez

Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2448, 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 18th day of October, 1989, 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 2nd day of November, 1989.

Theresa F. Martinez

Theresa F. Martinez, CMC
City Clerk

Published: October 20, 1989

Published: November 3, 1989

Effective: December 3, 1989