

ORDINANCE NO. 2450

REZONING FROM PR-4 TO PR 48-89, WITH A DENSITY OF 12.7 UNITS PER ACRE, THE BELOW DESCRIBED PROPERTY, GRAND JUNCTION, COLORADO

The Council finds that the applicant has complied with applicable regulations of the City's Development Code, and although the Planning Commission has recommended denial, the Council grants the rezoning request for the following reasons:

1. There has been a change in the character of the area.
2. The project will fulfill a community need while having a minimum impact on surrounding uses.
3. Sufficient utilities exist to serve the project.
4. Since the retirement center provides housing for residents, it must be considered a residential use.

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

The property described as shown on the attached legal description is hereby rezoned to PR 48-89 with a density of 12.7 units per acre in accordance with, subject to the conditions, and for the reasons set forth in Resolution #55-89.

INTRODUCED on the 18th day of October, 1989.

PASSED and ADOPTED this 15th day of November, 1989.

R.T. Mantlo

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

Attachment

CONSIDERING THE WEST LINE OF THE SW4SW4 OF SECTION 2, T1S, R1W, UTE MERIDIAN TO BEAR N 00 DEG. 01 MIN. 15 SEC. W AND ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; BEGINNING AT THE SE COR OF LOT 16 BLK 2 OF NORTHRIDGE ESTATES SUBDIVISION FILING NO. 3, MESA COUNTY, COLORADO, SAID SE COR BEING N 47 DEG. 54 MIN. 03 SEC. E 1959.01 FEET FROM THE SW COR OF SAID SECTION 2; THENCE N 90 DEG. 00 MIN. 00 SEC. E 93.83 FEET; THENCE 103.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 255.252 FEET AND WHOSE CHORD BEARS N 11 DEG. 11 MIN. 02 SEC. W 103.03 FEET; THENCE N 00 DEG. 11 MIN. 54 SEC. E 84.24 FEET; THENCE N 10 DEG. 14 MIN. 46 SEC. E 87.30 FEET; THENCE S 80 DEG. 45 MIN. 14 SEC. E 50.00

FEET TO A POINT ON THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY OF THE MAIN LINE OF THE GRAND VALLEY CANAL; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID CANAL THE FOLLOWING 3 COURSES:

1. S 10 DEG. 14 MIN. 46 SEC. W 82.90 FEET;

2. S 23 DEG. 07 MIN. 17 SEC. E 229.81 FEET

3. S 76 DEG. 00 MIN. 57 SEC. E 312.93 FEET TO A POINT ON THE WEST LINE OF THE NE4SE4SW4 OF SAID SECTION 2; THENCE S 00 DEG. 02 MIN. 22 SEC. 458.27 FEET ALONG THE WEST LINE OF THE SAID NE4SE4SW4; THENCE S 16 DEG. 06 MIN. 56 SEC. W 93.63 FEET; THENCE S 68 DEG. 55 MIN. 58 SEC. W 168.13 FEET THENCE N 27 DEG. 39 MIN. 31 SEC. W 212.31 FEET; THENCE S 77 DEG. 06 MIN. 58 SEC. W 111.23 FEET; THENCE S 89 DEG. 57 MIN. 38 SEC. W 285.13 FEET; THENCE N 01 DEG. 01 MIN. 11 SEC. E 40.01 FEET; THENCE N 16 DEG. 32 MIN. 37 SEC. W 145.66 FEET; THENCE N 45 DEG. 00 MIN. 02 SEC. W 97.84 FEET TO THE SE COR OF PARCEL OF LAND DESCRIBED IN BOOK 966 AT PAGE 993 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO; THENCE N 00 DEG. 00 MIN. 59 SEC. W 300.00 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE S LINE OF LOT 14 BLK 2 OF NORTHRIDGE ESTATES SUBDIVISION FILING NO. 3; THENCE N 89 DEG. 56 MIN. 24 SEC. E 31.23 FEET TO THE SW COR OF LOT 15 BLK 2 OF SAID NORTHRIDGE ESTATES FILING NO. 3; THENCE S 00 DEG. 01 MIN. 14 SEC. E 11.00 FEET; THENCE N 89 DEG. 56 MIN. 24 SEC. E 111.25 FEET; THENCE N 00 DEG. 01 MIN. 14 SEC. W 11.00 FEET TO THE SE COR OF SAID LOT 15 BLK 2; THENCE N 89 DEG. 56 MIN. 24 SEC. E 125.24 FEET ALONG THE S LINE OF LOT 16 BLK 2 OF SAID NORTHRIDGE ESTATES SUBDIVISION FILING NO. 3 TO THE POINT OF BEGINNING, CONTAINING 10.051 ACRES AS DESCRIBED.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2450, 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 16th day of November, 1989.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: October 29, 1989

Published: November 17, 1989

Effective: December 17, 1989