

ORDINANCE NO. 2472

REZONING FROM RSF-5 TO PR 9-90, WITH A DENSITY OF 6 UNITS PER ACRE, AND APPROVAL OF THE FINAL PLAN AND PLAT FOR THE BELOW DESCRIBED PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COLORADO

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

1. There has been a change in character of the area with the widening of Patterson Road.
2. The proposed rezone would provide for a density and design compatible with the surrounding area.
3. The proposed rezone is in conformance with the Patterson Road Corridor Guidelines.
4. Adequate facilities exist to service the project.
5. The proposed site design provides for unique housing opportunities incorporating the best features of modern design, with the efficient use of open space and preservation of natural features.

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

The property described as shown on the attached legal description is hereby rezoned to PR 9-90 with a density of 6 units per acre and the final plan and plat is hereby approved.

PASSED and ADOPTED this 4th day of April, 1990.

R. T. Mantlo

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

ATTACHMENT

Lots 1 through 10 each inclusive and Lot 15 in EL CORONA SUBDIVISION.

EXCEPT

Three parcels of land for Road and Utility right-of-way purposes

being portions of Lot 1 and Lot 2 of El Corona Subdivision as recorded in Plat Book 7, Page 53 in the Office of the Mesa County Clerk and Recorder, and situated in the NE4NE4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the NW Corner of said Lot 1, thence East, along the north line of said Lot 1, 120.0 feet to the NE corner of said Lot 1, thence South, along the east line of said Lot 1, 22.0 feet to the intersection of a curve, thence Northwesterly 31.42 feet along the arc of said curve deflecting to the left, having a radius of 20.0 feet, a central angle of 90 and a chord that bears North 45 00 min. West 28.28 feet, thence West 100.0 feet to the west line of said Lot 1, thence North along said west line 2.0 feet to the Point of Beginning,

AND

Beginning at the NW corner of said Lot 2, thence East, along the north line of said Lot 2, 20.0 feet to the intersection of a curve, thence Southwesterly 31.42 feet along the arc of said curve deflecting to the left, having a radius of 20.0 feet, a central angle of 90 and a chord that bears South 45 00 min. West 28.28 feet to the west line of said Lot 2, thence North along said west line 20.0 feet to the Point of Beginning,

AND ALSO

Beginning at the NE corner of said Lot 2, thence South, along the east line of said Lot 2, 130.0 feet to the SE corner of said Lot 2, thence West, along the south line of said Lot 2, 12.0 feet, thence North 105.0 feet to the intersection of a curve, thence Northwesterly 39.27 feet along the arc of said curve deflecting to the left, having a radius of 25.0 feet, a central angle of 90 and a chord that bears North 45 00 min. West 35.36 feet to the north line of said Lot 2, thence East along said North line 37.0 feet to the Point of Beginning, as granted to the City of Grand Junction by instrument recorded May 11, 1987, in Book 642 at Page 357, ALL IN MESA COUNTY, COLORADO.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2472, 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 21st day of March, 1990, 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 5th day of April, 1990.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: March 23, 1990

Published: April 6, 1990

Effective: May 5, 1990