

ORDINANCE NO. 2608

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY

WHEREAS, the Council finds that the applicant has complied with applicable regulations of the City's Development Code because: the proposed rezone is compatible with the surrounding area in that it is not increasing the density which already exists for the site; the proposal is in conformance with the policies, intents and requirements of the Zoning and Development Code.

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

That the zoning category on the following lands be changed as indicated:

Beginning at a point on the East line of the NE 1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian 1,116.5 feet South of the Northeast Corner of the NE 1/4 NW 1/4 of said Section 1; thence West 1,075.5 feet; thence South 55 degrees 57 minutes West 49 feet; thence West 190 feet to the West line of said NE 1/4 NW 1/4 of Section 1; thence South 176 feet to the South line of said NE 1/4 NW 1/4 of Section 1; thence East along the South line of said NE 1/4 NW 1/4 of Section 1 a distance of 1,310.0 feet to the Southeast corner of the NE 1/4 NW 1/4, Section 1; thence North 203.5 feet to the Point of Beginning.

Beginning at a point 782.5 feet South and 40 feet West of the northeast Corner of the NE 1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence West 368 feet; thence South 82 degrees 49 minutes West 220 feet; thence South 55 degrees 57 minutes West 547 feet; thence East 778.5 feet; thence North 167 feet; thence East 261 feet; thence North 167 feet to the Point of Beginning.

Lot 25, Section 1, Township 1 South, Range 1 West of the Ute Meridian, Excluding Road on East, Jaynes Subdivision.

Approximately 1 acre located at the NE corner of Lot 1, Spomer Subdivision, adjacent to a proposed future filing to be known as Ptarmigan Ridge Filing No. Four.

See Exhibit 1 on file with the City Clerks office (which is a map showing the area to be rezoned).

ALL IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Is HEREBY RE-ZONED FROM RSF-4 TO PLANNED RESIDENTIAL with a maximum of four units per acre, subject to the conditions and provisions set forth in the staff review comments and the conditions of approval set forth by the Grand Junction Planning Commission in their recommendations of approval of the Rezone and their Final approval of the Outline Development Plan for Ptarmigan Ridge.

Lot 26 in Jaynes Subdivision, except Ptarmigan Ridge, Filing No. One and Ptarmigan Ridge Filing No. Two and Except Bell Ridge Subdivision Filing No. One and Bell Ridge Subdivision Filing No. Two and except those portions that will be defined by the future Ptarmigan Ridge Filing No. Three which includes the extreme Western portion of this parcel.

See Exhibit 1 on file with the City Clerks office (which is a map showing the area to be rezoned).

ALL IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Is HEREBY RE-ZONED FROM RSF-5 TO PLANNED RESIDENTIAL with a maximum of four units per acre, subject to the conditions and provisions set forth in the staff review comments and the conditions of approval set forth by the Grand Junction Planning Commission in their recommendations of approval of the Rezone and their Final approval of the Outline Development Plan for Ptarmigan Ridge.

INTRODUCED FOR PUBLICATION THIS 21st DAY OF October, 1992.

PASSED and ADOPTED this 4th day of November, 1992.

Attest:

NAME

\_\_\_\_\_  
President of the Council

Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2608, 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 October, 1992, 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 November, 1992.

Neva B. Lockhart

\_\_\_\_\_  
Neva B. Lockhart, CMC  
City Clerk

Published: October 23, 1992

Published: November 6, 1992

Effective: December 6, 1992