

CITY OF GRAND JUNCTION

Ordinance No. 2715
REZONING A PORTION OF ORCHARD MESA, CITY OF GRAND JUNCTION

Recitals.

A rezoning has been requested on the subject property from RSF-8 to RSF-5. In evaluating the request in conformance with section 4-4-4 of the Zoning and Development Code the City Council has determined the following:

1. The change in character in the area has been minimal, but there is concern by the neighborhood that the current zoning would allow additional changes in the area if the existing zoning were allowed to remain. The existing character of the area is closer to that of a RSF-5 zone than a RSF-8 zone.

2. The neighborhood believes there is a need for the proposed rezone and in fact all property owners except one owner of two parcels have signed the petition requesting the rezone.

3. The rezone is compatible with the surrounding area. No adverse impacts are anticipated.

4. The benefit derived by this rezone will be a decrease in the allowed density which the neighborhood is requesting.

5. This rezone proposal is in conformance with the intent and requirements of the Zoning and Development Code. There is currently no adopted master plan for this area although one is currently being developed.

6. There are adequate facilities available.

The City Council has duly considered the matter and after recommendation by the Planning Commission which recommended only including those properties within the subject area where owners signed the petition, finds that the requirements for a rezone, as set forth in section 4-4-4 of the Zoning and Development Code, have been satisfied and that all properties within the original proposal should be included in the rezoning.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT the subject property described as:

A tract of parcel of land situated in the W1/2 of the SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at a point which is common to the NE corner of the SW1/4 SE1/4 and the SE corner of G.L.O. lot 7 of Section 24;
thence S00°06'24" E a distance of 654.80 feet to the SE corner of Easter Minor Subdivision

as recorded in Plat Book 12 at Page 106 of the office of the Mesa County Clerk and Recorder;
thence N89°54'14" W a distance 331.78 feet to the SW corner of said Easter Minor Subdivision;
thence N89°54'14" W a distance of 331.79 feet to the SW corner of the NE1/4 SW1/4 SE1/4 of Section 24;
thence W a distance of 661.20 feet to the SE corner of Bookcliff View Subdivision as recorded in Plat Book 11 at Page 216 in the office of the Mesa County Clerk and Recorder;
thence N00°02'00" E a distance of 658.00 feet to a point which is common to the NW corner of the SW1/4 SE1/4 and the SW corner of G.L.O. Lot 7 of Section 24;
thence N along the W line of G.L.O. Lot 7 to a point on the top of the Southerly Bank of the Colorado River;
thence Easterly along the top of the Southerly Bank of the Colorado River to the Northeast corner of Wright Subdivision as recorded in Plat Book 12 at Page 170 in the office of the Mesa County Clerk and Recorder;
thence S00°10'48" E a distance of 383.95 feet to the Point of Beginning,
EXCEPTING THEREFROM a tract or parcel of land known as Habitat Subdivision, a Replat of Lots 1 & 3, Block 1 of Kelley Subdivision as recorded in plat Book 14 at Page 68 in the office of the Mesa County Clerk and Recorder.

is hereby rezoned from Residential Single Family - maximum of 8 units per acre (RSF-8) to Residential Single Family - maximum of 5 units per acre (RSF-5).

INTRODUCED for FIRST READING this 17th day of November, 1993.

PASSED on SECOND READING and PUBLICATION this 1st day of December, 1993.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council
Pro Tem