

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2780

REZONING LAND LOCATED AT THE NORTH END OF PINE STREET  
ADJACENT TO THE WEST BOUNDARY OF ORCHARD MESA MIDDLE SCHOOL  
FROM RSF-8 TO PZ

Recitals:

The property to be rezoned was acquired by the School District through an EPA clean-up order. At the time of acquisition, access to Pine Street was deeded through lots 6 and 7 of Williams Subdivision to facilitate the clean-up. Since the property has been cleaned up the access is no longer needed and the School District has deeded the access back to the owners of lots 6 and 7 of Williams Subdivision.

The property contains little or no developable area. It consists of the steep river bluff and floodplain below and is landlocked. The only legal access to the property is through the School District property to the east. Rezoning to PZ will make the zoning consistent with the rest of the School District property.

The Planning Commission at their October 11, 1994 hearing and the City Council find that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied and recommend approval of the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described below is hereby rezoned from RSF-8 to PZ (Public Zone):

That property lyg N of lots 6 & 7 Williams Sub & S of river SEC 24 1S 1W & E 25.02ft of SD lot 7 & W 25.01 ft of SD lot 6 Williams Sub.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of October, 1994.

PASSED on SECOND READING this 2nd day of November, 1994.

ATTEST:

/s/ Stephanie Nye  
City Clerk

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