

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2816
REZONING LAND LOCATED AT 2707 & 2713 B 3/4 ROAD FROM
PR-10 TO RSF-8

Recitals:

A rezone from PR-10 (Planned Residential - 10 units per acre) to RSF-8 (Residential Single Family, 8 units per acre) has been requested for a properties known as 2707 & 2713 B 3/4 Road to allow for future residential development. The Planning Commission at their February 7th 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 recommended 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 PR-10 (Planned Residential-10 units per acre) to RSF-8:

Four tracts or parcels of land situated in the NW1/4 of the SW1/4 of Section 25, Township 1 S, Range 1 W of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

PARCEL 1: Beginning at the NW corner NW1/4 SW1/4 NW1/4 of said Section 25 whose N line bears S90°00'00"E and all bearings contained herein to be relative thereto; thence S90°00'00"E 238.00'; thence S00°01'30"E 20.00' to the true point of beginning; thence S90°00'00"E 136.00'; thence S00°0'30"E 110.00'; thence N90°00'00"W 136.00'; thence N00°01'30"W 110.00' to the true point of beginning.

PARCEL 2: Beginning at the NW corner of the NW1/4 SW1/4 NW1/4 of said Section 25, whose N line bears S90°00'00"E and all bearing contained herein to be relative thereto; thence S90°00'00"E 238.00'; thence S00°01'30"E 20.00'; thence S90°00'00"E 136.00'; thence S00°01'30"E 5.00' to the true point of beginning, thence S90°00'00"E 154.00'; thence S00°01'30"E 305.00'; thence N89°58'39"W 290.00'; thence N00°01'30"W 199.89'; thence S90°00'00"E 136.00'; thence N00°01'30"W 105.00' to the true point of beginning.

PARCEL 3: Beginning at the NW corner NW1/4 SW1/4 NW1/4 of said Section 25, whose N line bears S90°00'00"E and all bearings contained herein to be relative thereto; thence S90°00'00"E 238.00'; thence S00°01'30"E 20.00'; thence S90°00'00"E 136.00'; thence S00°01'30"E 5.00'; thence S90°00'00"E 154.00' to the true point of beginning; thence continuing S90°00'00"E 54.58'; thence S00°01'30"W 75.00'; thence S90°00'00"E 78.00'; thence S00°01'30"E 230.00'; thence S90°00'00"W 132.58'; thence N00°01'30"W 305.00' to the true point of beginning.

PARCEL 4: Beginning at the NW corner NW1/4 SW1/4 NW1/4 of said Section 25, whose N line bears S90°00'00"E and all bearings contained herein to be relative thereto; thence S90°00'00"E 238.00'; thence S00°01'30"E 20.00'; thence S90°00'00"E 344.58' to the true point of beginning; thence continuing S90°00'00"E 78.00'; thence S00°01'30"E 80.00'; thence N90°00'00"E 78.00'; thence N00°01'30"W 80.00' to the true point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of February, 1995.

PASSED on SECOND READING this 1st day of March, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

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