

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2864

REZONING LAND LOCATED ON 28 1/4 ROAD SOUTH OF NORTH AVENUE

Recitals:

A rezone from PR-20 (Planned Residential - 20 units per acre) and PB (Planned Business) to PR-5.8 (Planned Residential - 5.8 units per acre) located on 28 1/4 Road to allow for residential development. The Planning Commission at their August 1st 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-20 (Planned Residential - 20 units per acre) and PB (Planned Business) to PR-5.8 (Planned Residential - 5.8 units per acre) :

A parcel of land located in the NW1/4 NW1/4 of Section 18, T1S, R1E of the Ute Meridian being more particularly described as follows: Commencing at the NW corner of said Section 18 and considering the W line of the NW1/4 NW1/4 of said Section 18 to bear N00°00'00"E with all bearing contained herein being relative thereto; thence S00°00'00"E 1318.38' to the SW corner of the NW1/4 NW1/4 of said Section 18; thence S89°51'21"E 329.9' to the True Point of Beginning; thence N00°00'00"E 710.38'; thence S89°51'21"E 705.48'; thence S00°14'16.5"E 46.23'; thence S89°44'51"E 280.28'; thence S00°02'33"W 663.62' to the NW 1/16 COR of said Section 18; thence N89°51'21"W 985.45' to the True Point of Beginning; EXCEPT the S 33' for road and utility right-of-way as conveyed to the City of Grand Junction in instrument recorded June 28, 1985 in Book 1544 at Page 757 and re-recorded July 19, 1985 in Book 1547 at Page 421.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of August, 1995.

PASSED on SECOND READING this 6th day of September, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council