

development summary



File # 9-87 Name Rezone RSF-5 & 8 to PZ Date 3/4/87

PROJECT LOCATION: First Street & West Orchard Avenue

PROJECT DESCRIPTION: Zoning City property to PZ.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	N/A	
Complies with adopted criteria	X		Water/Sewer	N/A	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	N/A	
			Landscaping/Screening	N/A	
			Other: _____		

* See explanation below

Incorrect zoning was discovered during update of zoning maps. Property should have been zoned PZ in 1981.

STATUS & RECOMMENDATIONS:

No objections received.

Planning Commission Action

Recommend approval.

#⁹10-87

Rezone from RSF-5 & RSF-8 to PZ

Petitioner: Grand Junction Planning Commission. Location: West Orchard Avenue west of North 1st Street. A request to change from Residential Single Family (RSF-5 & RSF-8) to Public Zone (PZ).
Consideration of Rezone.

BEG N 89DEG16' W 446.17FT FR E4 COR SEC 10 1S 1W N 89
DEG16' W 206.93FT N 0DEG31' E 200FT N 29DEG E 149.5FT
S 77DEG44' E 116.7FT S 83DEG20' E 21.5FT S 0DEG31' W
306.13FT TO BEG EXC S 50FT FOR RD ROW AS PER 8-791 P-
97 & B-1026 P-997 MESA CO RECDs

BEG N 0DEG31' E 50FT & N 89DEG16' W 660FT FR E4 COR
SEC 10 1S 1W N 0DEG31' E 150FT N 29DEG E 149.5FT N 77
DEG44' W 85.92FT S 73DEG45' W 220.2FT S 60DEG46' 36SEC
W 235.05FT S 77DEG01' W 139.9FT S 37DEG17' W 137FT S 0
DEG29' W 53.41FT S 89DEG16' E 131.77FT N 69DEG E 139.5
FT S 89DEG16' E 398FT TO BEG

THAT PT OF SW1/4NE1/4 SEC 10 1S 1W S & E OF PIONEER
EXT CANAL

JFPC 3/3/87 Recommend approval

CiC 3/18/87 Approval

ORDINANCE # 2334