

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2865

REZONING LAND LOCATED ON 29 1/2 ROAD FROM RSF-R TO RSF-4

Recitals:

A rezone from RSF-R (Residential Single Family - not to exceed one unit per 5 acres) to RSF-4 (Residential Single Family - not to exceed four units per acre) located on 29 1/2 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 RSF-R (Residential Single Family - not to exceed one unit per 5 acres) to RSF-4 (Residential Single Family - not to exceed four units per acre) :

A parcel located within the N1/2 SW1/4 NE1/4 of Section 5, T1S, R1E of the Ute Meridian, Mesa County Colorado, and more particularly described as follows: beginning at a point from whence the SW corner of said N1/2 SW1/4 NE1/4 bears S 111.48'; thence N along the W line of said N1/2 SW1/4 NE1/4 202.79' to a point on the centerline of the abandoned Palisade Canal; thence along said centerline with the following courses: N76°18'E 400'; thence N59°13'30"E 224.24'; thence N87°46'E 95.08'; thence S78°23'30"E 291.93'; thence S64°36'E 167.24' to the center of a drainage ditch; thence S45°07'W along said centerline 404.57'; thence W 826.67' to the POINT OF BEGINNING. EXCEPT Ditch and 29 1/2 Roads rights-of-ways.

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