

CITY OF GRAND JUNCTION

Ordinance No. 2994

REZONING PROPERTY TO BE KNOWN AS  
LOTS 2, 3, & 4, BRODAK MINOR SUBDIVISION, LOCATED ON THE  
SOUTH SIDE OF PATTERSON ROAD, WEST OF 27 1/2 ROAD  
FROM PD 8 TO RSF-4

Recitals.

A rezone from PD 8 to RSF-4 (residential with a density not to exceed 4 dwellings per acre) has been requested for 3 of 4 lots to be created through the proposed Brodak Minor Subdivision. Existing homes at 2737 and 2741 Patterson Road are on lots 4 and 3 respectively. Lot 3 will be divided to create an additional lot for a single family home. No other development is proposed at this time. The RSF-4 zoning conforms with the existing or proposed land use on the lots and conforms with the proposed land use density on the Growth Plan which shows this area developing at 4-7.9 dwellings per acre. Lot 1 which is vacant will remain zoned PD 8. The subdivision was previously approved by the Planning Commission at its March 4, 1996 hearing, pending adoption of this ordinance.

At their March 4, 1997 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from PD-8 to RSF-4:

Three parcels of land described in Book 373, Page 117; Book 898, Page 457; and Book 1552, Pages 28 & 29 all recordings being of record in the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NW 1/4 Section 12, T.1S, R.1W Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the found City Survey Monument for the NE corner of the NE 1/4 NW 1/4 of Section 12 and considering the North line of said Section to bear N 89°56'00" W to the NW corner of NE 1/4 NW 1/4 of said Section 12, thence N 89°56'00" W 420.56 feet along the North line of said Section 12, thence S 01°55'10" W 47.03 feet to the true point of beginning at the NE corner of Lot No. 2, thence S 01°55'10" W 501.26 feet to the SE corner of Lot No. 2, thence S 58°05'00" W 44.56 feet, thence N 89°38'00" W

58.00 feet, thence N 59°14'23" W 86.17 feet, thence N 88°08'00" W 203.32 feet, thence N 03°27'00" E 31.30 feet, thence N 00°00'00" E 442.68 feet, to the NW corner of Lot No. 4, thence along the South R.O.W. line of Patterson Road S 89°56'00" E 387.99 feet to the true Point of Beginning containing 4.300 Acres more or less (a.k.a. lots 2, 3, 4, Brodak Minor Subdivision).

INTRODUCED for FIRST READING and PUBLICATION this 19th day of March, 1997.

PASSED on SECOND READING this 2nd day of April, 1997.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of City Council