

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3027

ZONING A PARCEL OF LAND ON THE NORTHWEST CORNER OF  
15th STREET AND F-1/4 ROAD

Recitals.

A rezone from Planned Residential 11 units per acre (PR-11) to Planned Residential 9.4 units per acre (PR-9.4) has been requested for the property located on the northwest corner of Fifteenth Street and F-1/4 Road for purposes of constructing an assisted living community. The City Council finds that the request meets the criteria set forth in the *Growth Plan* to justify a twenty percent (20%) increase above the density proposed by the Future Land Use Map (4 - 7.9 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its September 2, 1997 hearing, recommended approval of the rezone request from PR-11 to PR-9.4.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED RESIDENTIAL 9.4 UNITS PER ACRE (PR-9.4):

The Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT easements and rights of way conveyed to the City of Grand Junction, a municipal corporation by Quit Claim Deed recorded September 10, 1985 in Book 1554 at Page 778 of the records of the Clerk and Recorder of Mesa County, Colorado.

- 1) The use allowed for this zone and property shall be Assisted Living Community comprised of a two-story, 74-unit Assisted Living Building and 10 Duplex Cottages (20 units).
- 2) The bulk requirements for this zone and property shall be as depicted on the Preliminary Plan set forth with this rezone proposal (refer to File RZP-1997-145 in the records of the City of Grand Junction Community Development Department).

INTRODUCED for FIRST READING and PUBLICATION this 17th day of September, 1997.

PASSED on SECOND READING this 1st day of October, 1997.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of Council