

CITY OF GRAND JUNCTION

Ordinance No. 3058

REZONING PROPERTY
PROPOSED TO BE SUBDIVIDED AS LOT 3,
GRAFF MINOR SUBDIVISION, LOCATED ON THE WEST SIDE
OF 29 ROAD, SOUTH OF F ROAD
FROM RSF-2 TO RSF-4

Recitals.

With the approval of Graff Minor Subdivision, lot 3 will be split between RSF-2 and RSF-4 zoning. To avoid confusion in the future with split zoning on the parcel, the remaining portion of lot 3 shall be rezoned to RSF-4. The proposed zone change does not conflict with the existing land use or setback requirements. This zone change is in conformity with the Growth Plan Map which shows this area developing at 4 to 7.9 dwellings per acre. The legal description for this ordinance includes proposed lot 4 and the remainder of lot 3 and which is already zoned RSF-4, to be consistent with the legal description on the plat.

The City Planning Commission found that the zoning conforms with Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at its May 12, 1998 hearing.

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 RSF-2 to RSF-4:

A parcel of land as described in Mesa County Records Book 2024, Page 94, together with a part of Lot 2, Woodsmoke Subdivision (Plat Book 13, Page 150-152, Mesa County Records) located in part of the NE 1/4 of Section 7, T.1S., R.1E. of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the SE corner of the NE 1/4 NE 1/4, Section 7, T.1S. R.1E., Ute Meridian; whence the NW corner of the NE 1/4 NE 1/4 of said section bears N 00°00'00" E, a distance of 1319.81' for a basis of bearings with all bearings contained herein relative thereto; thence N 89°59'52" W, a distance of 50' to the west right-of-way line of 29 Road; thence along said right-of-way line S 00°01'27" E, a distance of 7.54' to the point of beginning; thence continuing along said right-of-way line the following three courses: 1)S00°01'27"E a distance of 73.48'; 2) N89°58'35"E a distance of 20', 3)S00°01'27"E a distance of 87.76'; thence leaving said right-of-way

N90°00'00"W a distance of 259.78'; thence N00°00'00"E, a distance of 161.14'; thence N89°58'35"E, a distance of 236.05' to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of May, 1998.

PASSED on SECOND READING this 3rd day of June, 1998.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Janet L. Terry
President of City Council