

CITY OF GRAND JUNCTION

Ordinance No. 3060

REZONING PROPERTY  
LOCATED ON THE WEST SIDE OF 24 1/2 ROAD,  
400 FEET NORTH OF F 1/4 ROAD (631 24 1/2 ROAD)  
FROM RSF-R TO H.O.

Recitals.

A rezone request from RSF-R to H.O. (Highway-Oriented commercial) has been requested for a portion of a 2.98 acre parcel located west of the parcel at 631 24 1/2 Road. The area to be rezoned is 2.24 acres in size and consists of the west 422.83 feet of proposed lot 2, D & G Minor Subdivision. The applicant requests to rezone the parcel to H.O. to allow the expansion of a landscape business. Subsequent uses of the parcel are all those allowed in the H.O. zoning district. The Growth Plan Map supports a commercial use at this location.

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 their 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-R to H.O.:

A parcel of land situated in the N 1/2, S 1/2, NE 1/4, SW 1/4 of Section 4, T1S., R1W. of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County surveyor marker for the C-S 1/16 corner of said Section 4, the basis of bearing being N00°00'20"E to the C 1/4 corner of said Section 4, also being a found Mesa County survey marker; thence N00°00'20"E a distance of 329.33 feet to the southeast corner of said N 1/2, S 1/2, NE 1/4, SW 1/4; thence S89°51'08"W a distance of 384 feet along the south line of said N 1/2, S 1/2, NE 1/4, SW 1/4 to the point of beginning; thence S89°51'08"W a distance of 422.83 feet along said south line; thence N00°00'20"E a distance of 232.17 feet; thence S89°59'40"E a distance of 422.83 feet; thence S00°00'20"W a distance of 231.04 feet to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 3rd day of June, 1998.

PASSED on SECOND READING this 17th day of June, 1998.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of City Council