

CITY OF GRAND JUNCTION

Ordinance No. 3061

REZONING PROPERTY TO BE KNOWN AS  
LOTS 1-4, SEQUOIA SUBDIVISION  
LOCATED AT THE SOUTHEAST CORNER  
OF 27 1/2 ROAD AND REDWOOD COURT  
FROM RSF-8 TO PR 5.0

Recitals.

A rezone request from RSF-8 to PR 5.0 (Planned Residential with a density not to exceed 5 dwellings per acre) has been requested for lots 1-4 of the proposed Sequoia Subdivision located at the southeast corner of 27 1/2 Road and Redwood Court on Orchard Mesa. Currently the lot contains a nonconforming use consisting of four duplexes located on the east half of the lot in a RSF-8 zone, with the west half vacant. The Sequoia Subdivision will subdivide the duplex complex into four lots for refinancing purposes and to eliminate the nonconformity. A rezone from RSF-8 to PR 5.0 is necessary to accomplish this end. The west half of the property will remain vacant and zoned RSF-8.

The City of Grand Junction Growth Plan/Mesa Countywide Land Use Plan shows this area developing as Residential Medium (4-7.9 dwellings per acre). This proposal is in conformance with the Growth Plan Map.

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 June 9, 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-8 to PR 5.0:

A Tract or Parcel of Land situated in the NE 1/4 of Section 25 Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

Commencing at the N 1/4 corner of said Section 25 that when aligned with the N 1/16 corner of said Section 25 is assumed to bear S00°00'00"E and all bearings contained herein to be relative thereto; thence S00°00'00"E 1040.00 feet; thence S89°51'54"E 180.16 feet to the point of beginning; thence continuing S89°51'54"W 232.45 feet; thence S00°00'00"E 280.30 feet; thence

N89°51'54"W 232.45 feet thence N00°00'00"E 280.30 feet to the point of beginning, Mesa County, Colorado. Said Tract or parcel contains 1.50 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of June, 1998.

PASSED on SECOND READING this 1st day of July, 1998.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of City Council