

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3080**

**Ordinance Rezoning the Northeast Corner of 24 ½ Road and F ¼ Road  
from RSF-R to H.O.**

Recitals.

A rezone request from Residential Single Family – Rural with a maximum density of one unit per five acres (RSF-R) to H.O. (Highway Oriented) has been requested for a 4.07 acre site located at the northeast corner of 24 ½ Road and F ¼ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, on November 10, 1998 the Grand Junction Planning Commission recommended approval of the H.O. (Highway Oriented) zone district for the northeast corner of 24 ½ Road and F ¼ Road for the following reasons:

- 1) Rezone to H.O. complies with the Growth Plan's Future Land Use designation and the Plan's goals and policies;
- 2) Rezone to H.O. complies with the rezone criteria found in Section 4-4-4 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

After public notice and public hearing before the Grand Junction City Council, City Council finds that the H.O. zone district be established.

The City Council finds that the H.O. zone district is in conformance with the stated criteria of section 4-4-4 of the Grand Junction Zoning and Development Code and complies with the Growth Plan.

The following property is hereby rezoned from RSF-R to H.O. (Highway Oriented).

**The following parcel shall be zoned H.O. (Highway Oriented):**

A parcel of land in the NW1/4 SE1/4 of Section 4, T1S, R1W of the U.M. being described as follows: Commencing at the S1/16 of Section 4 that when aligned with the S1/4 of Section 4 is

recorded as bearing N00°01'06"W in Book 1591, Page 464 and all bearings contained herein to be relative thereto; thence N89°47'19"E 30.00'; thence N00°01'06"W 26.00' to the POB; thence continuing N00°01'06"W 590.77'; thence N89°48'26"E 299.86'; thence S00°00'56"E 590.67'; thence S89°47'19"W 299.83' to the POB, Mesa County, Colorado.

(includes the following tax parcel: 2945-044-00-169)

Introduced on first reading this 18th day of November, 1998.

PASSED and ADOPTED on second reading this 2nd day of December , 1998.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of the Council