

CITY OF GRAND JUNCTION

Ordinance No. 3167

REZONING PROPERTY TO BE KNOWN AS
MILLER HOMESTEAD PLANNED DEVELOPMENT
LOCATED ON THE EAST SIDE OF 12TH STREET AT LAKESIDE DRIVE
FROM RSF-4 TO PB AND PR 18

Recitals.

A rezone request from RSF-4 to PB (Planned Business) and PR-18 (Planned Residential with a density not to exceed eighteen dwellings per acre) has been requested for a 13.2 acre parcel located on the east side of 12th Street at Lakeside Drive. The project is known as the Miller Homestead Planned Development and consists of two parcels with existing uses consisting of the historic Hetland residence and a home labeled on the preliminary plan as the Bull residence.

The parcel to be rezoned to PB is 2.9 acres in size and is located along a portion of the 12th Street frontage north of the proposed loop road. The uses allowed in this zone are limited to medical and professional offices, with the total square footage permitted for each use detailed on the approved preliminary plan. The parcel to be rezoned to PR-18 is 10.3 acres in size and is located to the south and east of the PB zoned parcel.

The City Planning Commission found that the zoning conforms to Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at their June 15, 1999 hearing. Community Development Department File #GPA-1999-093 outlines the specific findings of the Commission, bulk requirements and conditions of approval for this rezone and preliminary plan.

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-4 to PB with the uses allowed in this zone limited to medical and professional offices only:

That part of the SW1/4 of Section One, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the northwest corner of the SW1/4SW1/4 of said Section One; thence N00°00'27"W 3.85 feet to the point of beginning; thence the following courses and distances:

1. N00°00'27"W 655.70 feet; 2. S89°41'26"E 185.30 feet; 3. S00°00'00"E 197.48 feet;
4. S45°00'00"E 21.07 feet; 5. S00°04'48"W 196.05 feet; 6. S42°14'46"W 13.84 feet;
7. S00°04'41"W 120.99 feet; 8. S89°55'19"E 5.57 feet; 9. S00°01'00"W 115.38 feet;
10. N89°53'50"W 195.90 feet to the beginning.

The following described parcel is hereby rezoned from RSF-4 to PR-18 with the uses allowed in this zone as residential not to exceed 18 dwellings per acre:

That part of the SW1/4 of Section One, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at the northwest corner of the SW1/4SW1/4 of said Section One; thence N00°00'27"W 659.55 feet; thence S89°41'26"E 185.30 feet to the point of beginning; thence the following courses and distances:

1. S89°41'26"E 479.15 feet; 2. S00°10'31"W 591.30 feet; 3. S00°47'32"W 65.83 feet;
4. S00°37'23"E 24.83 feet; 5. S39°59'46"W 243.06 feet; 6. N88°05'00"W 201.00 feet;
7. S68°25'00"W 103.00 feet; 8. S78°10'00"W 147.00 feet; 9. S44°30'00"W 50.00 feet;
10. S90°00'00"W 30.09 feet; 11. N00°00'00"E 313.02 feet; 12. S89°53'50"E 195.90 feet;
13. N00°01'00"E 115.38 feet; 14. N89°55'19"W 5.57 feet; 15. N00°04'41"E 120.99 feet;
16. N42°14'46"E 13.84 feet; 17. N00°04'48"E 196.05 feet; 18. N45°00'00"W 21.07 feet;
19. N00°00'00"W 197.48 feet to the beginning.

INTRODUCED for FIRST READING and PUBLICATION this 7th day of July, 1999.

PASSED on SECOND READING this 21st day of July, 1999.

ATTEST:

/s/ Stehanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council