

CITY OF GRAND JUNCTION

Ordinance No. 3229

REZONING PROPERTY TO BE KNOWN AS  
GARRETT ESTATES, LOCATED AT THE  
NORTHEAST CORNER OF 25 ROAD  
AND F ½ ROAD, FROM  
PR 21 TO RSF-8

Recitals.

The applicant is proposing to rezone two parcels totaling 12.12-acres in size from PR-21 to RSF-8. These parcels were annexed to the City of Grand Junction in 1980 and zoned PR 21. With adoption of the Growth Plan map in 1996 the density of these parcels and the surrounding area from F ½ Road to G and 25 Road to 25 ½ was designated for 4 to 8 dwellings per acre. The downzoning of this parcel to RSF-8 is more in conformance with zoning on parcels to the north and east, respectively PR 4.4 and 4.2. The developed density of the Garrett Estates Subdivision is 4.5 dwellings per acre. The RSF-8 zone district allows more flexibility with lot sizes and setbacks than the RSF-5 zone district.

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 December 21, 1999 hearing. Community Development Department File #RZP-1999-252 outlines the specific findings of the Commission.

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 parcels are hereby rezoned from PR 21 to RSF-8:

A parcel of land in the State of Colorado, County of Mesa described as follows:

Beginning at the W4 cor Sec 3 T1S R1W of the UM, thence S 89degrees57'E 659.85', thence N00degrees 01'W 980.2', thence S74degrees27'W 400', thence S64degrees6'W 141', thence W 147.2', thence S 811.2' on the POB; except the W 40' and the S 33'; of the W2 of the S 811.2' of SW4NW4 Sec 3 T1S R1W UM.

INTRODUCED for FIRST READING and PUBLICATION this 5th day of January, 2000.

PASSED on SECOND READING this 19th day of January, 2000.

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk

/s/ Gene Kinsey  
President of City Council