

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3276

**ZONING A LANDLOCKED PARCEL FROM RMF-12 TO CSR,
LOCATED WEST OF 428 RIDGEWOOD LANE**

Recitals.

The City of Grand Junction, representing the owner, proposes to rezone a 1.86-acre parcel from RMF-12 to CSR (Community Services & Recreation). The parcel is located between 428 Ridgewood Lane to the east and Monument Little League ball fields to the west. The CSR zone district is proposed because the parcel is landlocked and serves as a buffer between the two uses.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 2.6A of Grand Junction Zoning and Development Code and recommended approval of this zone change at its June 13, 2000 hearing.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION, COLORADO:**

Council finds that the proposed rezone meets the criteria as set forth in Section 2.6A of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RMF-12 to CSR for possible use only as a single family residence if access and other site issues are addressed at the time of any development request:

A parcel of land situated in the SW1/4NE1/4 Sec 10 T1S R1W UM, Mesa Co, CO, being more particularly described as follows: Beg at a pt on the N line of the SW1/4NE1/4 Sec 10, whence the Mesa Co Survey Marker for the center N1/16 cor Sec 10 bears N89°50'06"W 1028.39'; thence along the N line of the SW1/4NE1/4 Sec 10 S89°50'06"E 294.71'; thence S34°08'54"W 138.10'; thence S16°34'54"W 157.00'; thence S58°31'54"W 287'; thence N09°53'13"E 421.69' to POB..

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

PASSED on SECOND READING this 21st day of July, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council