

**CITY OF GRAND JUNCTION**

**Ordinance No. 3289**

**REZONING PROPERTY AT 719 24 ½ ROAD FROM PD TO RSF-4  
(Reimer Minor Subdivision/Spanish Trails)**

Recitals:

The proposed Spanish Trails development was annexed and received approval of a Planned Development (PD) zoning and Outline Development Plan (ODP) on July 21, 1999. The ODP included 212 residential units on approximately 30 acres, including an existing house along 24 ½ Road. The applicant is now requesting to remove the existing house from the Planned Development through a minor subdivision and to rezone the proposed .34 acre lot with the house to RSF-4.

The Planning Commission found that the requested rezone meets the criteria of section 4-4-4 of the Zoning and Development Code and recommended approval.

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

That the land described below is hereby rezoned to RSF-4.

A parcel of land situated in Lot 52 of Pomona Park, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C-S 1/16 corner of Section 33, Township 1 North, Range 1 West of the Ute Meridian;

Thence along the East line of the SE1/4 SW1/4 of said Section 33, South 00°03'21" East, a distance of 457.25 feet;

Thence North 89°54'31" West, a distance of 30.00 feet to the Point of Beginning;

Thence North 89°54'31" West, a distance of 169.79 feet;

Thence South 00°05'29" West, a distance of 87.90 feet;

Thence South 89°54'31" East, a distance of 170.02 feet;

Thence North 00°03'21" West, a distance of 87.90 feet to the Point of Beginning.

Containing 0.343 Acres, more or less.

INTRODUCED for FIRST READING and PUBLICATION this 16<sup>th</sup> day of August, 2000.

PASSED on SECOND READING this 6th day of September, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council