

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3362

**Ordinance Rezoning the Colonial Heights Subdivision from
Planned Development, 4.4 units per acre (PD 4.4) to
Residential Multi-Family-5 (RMF-5),
Located at SE corner of 25 Road and G Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Colonial Heights Subdivision to the **RMF-5** zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-5** zone district be established.

The Planning Commission and City Council find that the **RMF-5** zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-5, Residential Single Family with a density not to exceed 5 units per acre, zone district:

COLONIAL HEIGHTS SUBDIVISION

Beg at the Mesa Co. Survey marker at the SW cor of the NW1/4 NW1/4 of Sec 3, whence the Mesa Co Survey marker at the NW cor of Sec 3 bears N 00°00'00"E, a distance of 1319.97ft for a basis of bearings, with all bearings contained herein relative thereto; thence along the W ln of the NW1/4 NW1/4 N 00°00'00"E, a distance of 1139.97ft; thence N 89°56'41"E, a distance of 220.00ft; thence N 00°00'00"E, a distance of 180.00ft to the N ln of the NW1/4 NW1/4; thence along said ln N 89°56'41"E, a distance of 859.25ft to a point on the Ely ROW of the GJ and Grand River Valley Railway (as described in Bk 125 at Pgs 286-288); thence following along the Ely ln of ROW S 13°59'29"E, a distance of 989.71ft to a point on the W ln of the W1/2 NE1/4 NW1/4; thence S 00°02'09"E, a distance of 371.96ft to the Mesa Co. Survey marker at the SE cor of the NW1/4 NW1/4; thence S 00°01'00"E, a distance of 147.21ft; thence S 74°27'00"W, a distance of 1084.29ft; thence S 64°16'00"W, a distance of 141.00ft; thence S 90°00'00"W, a distance of 147.23ft to a pt on

the W In of the SW1/4 NW1/4 of Sec 3; thence along In N 00°00'50"E, a distance of 510.40ft to the POB. Parcel containing 46.839 acres.

Housing type, density and bulk standards shall be for the **RMF-5** zone district.

Introduced on First reading this 1st day of August, 2001.

PASSED and ADOPTED on second reading this 15th day of August, 2001.

/s/ Janet Terry
Mayor Pro Tem

ATTEST:

/s/ Stephanie Nye
City Clerk