

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4582

**AN ORDINANCE REZONING A PORTION OF LOT 100 OF THE
HERITAGE ESTATES SUBDIVISION, FILING 1
FROM R-8 (RESIDENTIAL – 8 UNITS PER ACRE) TO
R-12 (RESIDENTIAL – 12 UNITS PER ACRE)**

**LOCATED AT THE SOUTHEAST CORNER OF PROPERTY NEAR 24 3/4 ROAD AND
NORTH OF THE FUTURE F 1/2 ROAD ALIGNMENT, SPECIFICALLY THE 2.78
ACRES IMMEDIATELY WEST OF AND ABUTTING 651, 653 1/2, 653, AND 655 25
ROAD**

Recitals:

In May, 2012, a Preliminary Plan was approved to develop 23.03 acres in an R-8 (Residential 8 du/ac) zone district for Heritage Estates Subdivision. The approved Preliminary Plan consists of eight (8) filings with 127 units. Ninety-nine units are planned as single family detached and 28 units are planned for multifamily. The proposed multifamily area requires a rezone to R-12 to allow for more density and unit types to be developed per the approved density for the Heritage Estates Preliminary Plan. The community will benefit from more opportunity for alternative housing types other than single-family detached units in this desirable area close to many amenities such as shopping, employment and Canyon View Park.

The property owner requests a rezone from R-8 to R-12. After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended rezoning the property described below from R-8 (Residential – 8 units per acre) to the R-12 (Residential – 12 units per acre) zone district for the following reasons:

The zone district implements the Residential Medium High (8 to 16 du/ac) land use designation as shown on the Future Land Use map of the Comprehensive Plan, the Comprehensive Plan's goals and policies, and is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12 zone district be established.

The Planning Commission and City Council find that the R-12 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-12 (Residential – 12 units per acre).

A parcel of land situate in Lot 100, Heritage Estates, Filing 1, as same is recorded in Book 5397, Page 316, Public Records of Mesa County, Colorado, being a part of the SE 1/4 NE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being described as follows:

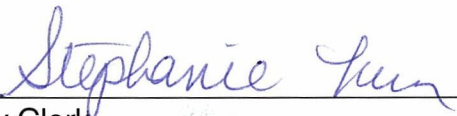
Beginning at the southeast corner of said Lot 100;
thence N89°49'15"W a distance of 289.62 feet along the south line of said Lot 100;
thence N00°04'55"W a distance of 421.53 feet to the north line of said Lot 100;
thence N89°30'12"E a distance of 282.60 feet to a northeast corner of said Lot 100;
thence S01°01'43"E a distance of 424.96 feet to the point of beginning.

Said parcel contains 2.78 acres more or less, as described.

Introduced on first reading this 20th day of March, 2013 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of April, 2013 and ordered published in pamphlet form.

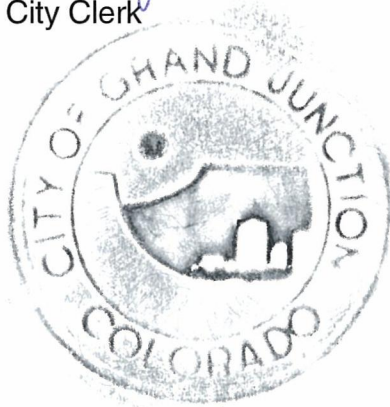
ATTEST:



City Clerk



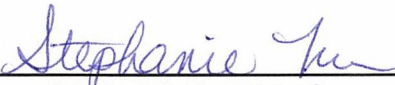
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4582 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of March, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of April, 2013, at which Ordinance No. 4582 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 10th day of April 2013.


Stephanie Tuin, MMC
City Clerk

Published: March 22, 2013
Published: April 5, 2013
Effective: May 5, 2013

