

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3388
REZONING CHIROCONNECTION SUBDIVISION LOCATED
AT 1705 and 1715 N 1st STREET

Recitals.

A rezone from the RMF-5 (Residential Multi-family, not to exceed 5 units per acre) district to the RMF-8 (Residential Multi-family, not to exceed 8 units per acre) district has been requested for the properties located at 1705 and 1715 N 1st Street for purposes of creating a new 3 lot subdivision and constructing a duplex. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential Medium, 4 to 8 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its November 13th hearing, recommended approval of the rezone request from the RMF-5 district to the RMF-8 district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RMF-8 (Residential Multi-family, not to exceed 8 units per acre) DISTRICT:

A parcel of land situated NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 10. Township 1 South. Range 1 West of the Ute Meridian. Mesa County, Colorado. Being more particularly described as follows:

Commencing at the E $\frac{1}{4}$ corner of said Section 10, being a found Mesa County survey marker. The basis of bearing being S00°05'00"E to the N-S $\frac{1}{64}$ corner of said section 10. Being a found City survey monument; thence S00°05'00"E a distance of 439.80 feet along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence N87°16'00"W a distance of 168.00 feet;

Thence S00°05'00"E a distance of 222.04 feet to the south line of the N $\frac{1}{2}$ of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence S89°28'09"E a distance of 167.81 feet to said N-S $\frac{1}{64}$ corner; thence N00°05'00"W a

Distance of 215.59 feet to the Point of Beginning; Said parcel contains 0.8 acres more or less. Also known as the Chiroconnection Subdivision.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of November 2001.

PASSED on SECOND READING this 5th day of December, 2001.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of Council