

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RURAL (1 DU/5-ACRE) TO RESIDENTIAL LOW (2-5.5 DU/ACRE) AND REZONING FROM RURAL (1 DU/5-ACRE) TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

**LOCATED AT 2020 1/2 SOUTH BROADWAY**

Recitals:

The property owner, Monument Presbyterian Church, proposes an amendment to the Comprehensive Plan Land Use Map from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and a rezone from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) on a total of 8.77-acres, located at 2020 ½ South Broadway.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and recommended subsequent approval of changing the zoning from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low (2 – 5.5 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and rezoning from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-4 (Residential – 4 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 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 re-designated as Residential low (2 – 5.5 du/ac) on the Land Use Map of the Comprehensive Plan and shall be zoned R-4 (Residential – 4 du/ac) on the zoning map:

Commencing at the W1/4 corner of Section 22, Township 11 South, Range 101 West, of the 6th Principal Meridian, from which the CW1/16 corner of said Section 22 bears

S89°29'31"E 1306.62 feet, running thence along said 1/4 section line S89°29'31"E 653.29 feet; thence N00°24'42"W 30.01 feet to the north right-of-way line of South Broadway and a found aluminum cap marked "DH Surveys LS 20677" and the Point of Beginning.

Running thence along said north right-of-way line S89°29'31"E 5.51 feet to the extension of an existing fence line; thence along extended fence line and existing fence N00°16'35"E 635.70 feet; thence N89°29'16"W 13.15 feet to the SWNW1/64 corner of said Section 22 and a found aluminum cap marked "PLS 38428" and the Point of Terminus, said point bearing N00°24'42"W 635.77 feet from the Point of Beginning.

Introduced on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

ATTEST:

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City Clerk

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Mayor