

ORDINANCE NO. 4160
AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE
PEPPER RIDGE TOWNHOMES TO
R-8, RESIDENTIAL 8 UNITS PER ACRE
LOCATED AT THE SOUTH END OF WEST INDIAN CREEK DRIVE

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Pepper Ridge Townhomes to the R-8, Residential 8 Units/Acre Zone District finding that it conforms with 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 is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8, Residential 8 Units/Acre Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following property be zoned R-8, Residential 8 Units/Acre

Lot 6 Pepper Tree Filing No 4 Sec 7 1S 1E

Said parcel contains 3.32 acres more or less.

Introduced on first reading this 17th day of December, 2007 and ordered published.

ADOPTED on second reading this 2nd day of January, 2008.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk