

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2728

REZONING LAND LOCATED AT 27-3/4 ROAD AND G ROAD FROM PR-4.2,
PR-8, PAD AND RSF-4 TO PLANNED RESIDENTIAL 2 UNITS PER ACRE (PR-2)
CITY OF GRAND JUNCTION

Recitals.

The undeveloped parcel located at 27-3/4 Road and G Road is presently zoned Planned Residential 8 units per acre (PR-8), Planned Residential 4.2 units per acre (PR-4.2), Planned Airport Development (PAD) and Residential Single Family 4 units per acre (RSF-4). In order to create a cohesive residential development on the property, the petitioner is requesting a rezone of the entire property to Planned Residential with a density not to exceed 2 units per acre (PR-2).

The Grand Junction Planning Commission, at their January 4, 1994 hearing recommended approval of the rezone.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for a rezone as set forth in section 4-4-4 of the Zoning and Development Code, have been satisfied.

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

That the land described below is hereby rezoned from PR-8, PR-4.2, PAD and RSF-4 to Planned Residential 2 units per acre (PR-2):

All that part of Lots 2 and 7, Jaynes Subdivision, lying West of the Government Highline Canal, in Section 36, Township 1 North, Range 1 West, Ute Meridian; AND all that part of Lots 9 and 10, Jaynes Subdivision, lying South of Government Canal, in Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of January, 1994.

PASSED on SECOND READING this 2nd day of February, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of City Council