

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2757
REZONING LAND LOCATED AT 2845 TEXAS AVENUE FROM
RSF-8 TO PR-11

Recitals:

A rezone from RSF-8 (Residential Single Family, 8 units per acre) to PR-11 (Planned Residential not to exceed 11 units per acre) has been requested for the property at 2845 Texas Avenue to allow the construction of a duplex in addition to an existing triplex. Although the Planning Commission, at their May 3, 1994 hearing recommended denial of the proposed rezone to increase the density, the City Council finds that the requirements for a rezone as set forth in section 4-4-4 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property described below is hereby rezoned from RSF-8 to PR-11:

Beginning at a point 174 feet North of the Southwest Corner of the SE 1/4 SE 1/4 NE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence North 156 feet, thence East 132 feet, thence South 156 feet, thence West 132 feet, to the point of Beginning, in the City of Grand Junction, Mesa County Colorado, Together with all water, water rights, ditches and ditch rights appurtenant thereto.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of June, 1994.

PASSED on SECOND READING this 6th day of July, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council