

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2778

REZONE FROM PR-17 TO PR-8.5 FOR PROPERTY LOCATED AT
2245 NORTH 15th STREET
CITY OF GRAND JUNCTION

Recitals.

The PR-17 zoning designation was placed on this property in 1982. Previously, the zoning was RSF-8. The PR-17 rezone was based on plat approval of a 10-lot subdivision. The approved subdivision was never platted.

The site was approved for the development of a triplex by the Planning Commission at the regular meeting on September 6, 1994. In conjunction with that approval, a rezone was initiated by staff to reflect the development density being approved plus one additional unit. This results in a density of 7 units per acre and the rezone recommended was PR-7.

At the petitioner's request, a density allotment of five total units was considered and approved making the effective density of the site 8.5 units per acre. A rezone to PR-8.5 is recommended by the Planning Commission.

The City Council has duly considered the matter and the recommendation of both staff and the Planning Commission and finds that the requirements for a rezone, as set forth in Section 4-4 of the Zoning and Development Code, have been satisfied. Furthermore, the City Council supports the notion of a PR-8.5 zone for this site.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:
That the property located at 2245 North 15th Street and described as:

That part of Lot 19 in Block 6 and of Lot 36 in Block 10 of Fairmount Subdivision, and the adjoining portion of vacated Bookcliff Avenue is hereby rezoned from PR-17 to PR-8.5.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of September, 1994.

PASSED on SECOND READING this 5th day of October, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

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