

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2783

AN ORDINANCE ZONING THE CANYON VIEW SUBDIVISION TO PR-2

Recitals.

The PR-2 zoning designation was placed on this property through Mesa County's approval of a Rezone/ODP/Preliminary Plan for the Canyon View Subdivision. Previously, the zoning was PR-4.5. The PR-2 rezone was applied to the entire portion of the proposed 85-lot subdivision.

An annexation agreement between John Thomas, the petitioner for the Canyon View Subdivision, and the City of Grand Junction occurred on May 20, 1994. The agreement allowed Mr. Thomas to be annexed into the City but to proceed with his approval under Mesa County. The platting of 26 lots (Filing #1) has already been recorded. The zone of annexation, PR-2, is consistent with the proposed density of the subdivision and the annexation agreement already in place.

After public notice and public hearing as required by the City of Grand Junction Zoning and Development Code, the Planning Commission recommended approval of the zone of annexation to Planned Residential with a maximum density of 2 units per acre.

The City Council has duly considered the matter and the recommendation of both staff and the Planning Commission and finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:
That the Canyon View Subdivision, located approximately one mile south of South Broadway on the west side of South Camp Road, Redlands, and described as:

PARCEL 1 - The W1/2 S1/2 of Government Lot1, EXCEPT the N 20 feet thereof, and the W1/2 of Government Lot2, all in Section 35, Township 11 S, Range 101 W of the Sixth Principal Meridian,

PARCEL 2 - Beginning at the SW corner of Government Lot 1, Section 35, Township 11 S, Range 101 W of the Sixth Principal Meridian, thence N00°02'E 637.87 feet, thence W 710.68 feet to the W line of the E1/2 S1/2 of said Government Lot 1, thence S00°13'15"E 638.32 feet to the SW corner of the E1/2 of said Government Lot 1, thence S00°02'42"E 470.95 feet to the centerline of the Redlands Water and Power Company 3rd Lift Canal, thence S86°51'47"E 708.25 feet to the E line of said Section 35, thence N00°02'E 509.85 feet to the Point of Beginning, EXCEPT the E 30 feet for road right-of-way deeded to Mesa County by document recorded in Book 976 at Page 558, all in Mesa County, Colorado.

have a zone of annexation of PR-2:

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

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

ATTEST:

/s/ Stephanie Nye
City Clerk

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