

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2796

AMENDING ZONING ORDINANCE #2718
ZONING PARADISE HILLS #7 RSF-5

Recitals:

All of the area included in the Paradise Hills Annexation was zoned by ordinance #2718, passed and adopted by City Council on December 1, 1993. In that ordinance, Paradise Hills Filings 1-6 were zoned RSF-4. The zoning ordinance contains some discrepancies in the zoning for Filing #7. The legal description for those properties zoned RSF-4 includes Filing 7 by reference. The legal description for those properties zoned RSF-5 is a metes and bounds description for the future filings of Paradise Hills, but also includes a portion of Filing #7. The owner and developer of Paradise Hills, had understood that Filing #7 was to have been zoned RSF-5, consistent with the remainder of the property north of the drainage. The original approved setbacks for Filing #7, as approved by Mesa County and recorded on the plat, most closely resemble the setbacks for RSF-5.

The Grand Junction Planning Commission at its December 6, 1994 hearing recommended approval of amending zoning ordinance #2718 to zone all of Paradise Hills Filing #7 to RSF-5.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the RSF-5 zoning to be appropriate.

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

Zoning ordinance #2718 is hereby amended to zone the following described property RSF-5 (Residential Single Family, 5 units per acre):

Paradise Hills Subdivision Filing No. 7 as recorded in Plat Book 14, Page 141, Mesa County Clerk and Recorder.

Introduced on first reading this 21st day of December, 1994.

PASSED and ADOPTED on second reading this 4th day of January, 1995.

ATTEST:

/s/ Reford C. Theobald
President of the City Council Pro Tem

/s/ Stephanie Nye
City Clerk