

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2797

ZONING LANDS RECENTLY ANNEXED TO THE CITY OF GRAND JUNCTION
CODY SUBDIVISION TO PLANNED RESIDENTIAL

Recitals:

Cody Subdivision, Filings 1 and 2 were approved and recorded by Mesa County. Filings 3 and 4 were given final approval by Mesa County in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

Filings 1 and 2 consist of a total of 51 lots on 12.02 acres. Filings 3 and 4 were approved for 55 lots on 12.02 acres for an overall density of 4.4 units per acre. The development was zoned PUD (Planned Units Development) by Mesa county at the time of approval. A City Planned Residential (PR) zone with a density not to exceed 4.4 units per acre is proposed to accommodate the approved lot sizes and setbacks. The approved setbacks for filings 1 and 2 will be as approved and recorded on the plats. The setbacks for future filings will be approved with the final plans/plats.

The Grand Junction Planning Commission at its December 6, 1994 hearing recommended approval of the PR zoning with a density not to exceed 4.4 units per acre.

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

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

The following described property is hereby zoned Planned Residential (PR) with a density not to exceed 4.4 units per acre:

All of blocks 1 through 4, Cody Subdivision, Sec 8 1S 1E; Blocks 1 through 5, Cody Subdivision filing 2, Sec 8 1S 1E; W2 of E 25A of NW4NE4 SEC 8 1S 1E EXC N 50FT FOR RD ROW AS PER B-1370 P-191 MESA CO RECDS. ALL IN MESA COUNTY, COLORADO

The setbacks shall be as approved and recorded with the final plans/plats for all filings.

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