

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2821

AN ORDINANCE ZONING THE WILLOW RIDGE SUBDIVISION SITE  
FROM PR-4 (MESA COUNTY)  
TO PR-3.1 (CITY OF GRAND JUNCTION)

Recitals.

The PR-4 zoning designation was placed on this property in 1977 through Mesa County's approval of the Broadway Townhouses. The project approval was reverted in 1988 since the townhouses were never platted. However, the PR-4 zone designation remained on the site.

The subject property was annexed into the City on January 4, 1995. Under Section 31-12-115 of the Colorado Revised Statutes, the City has 90 days after the effective date of the annexation ordinance to bring an annexed area under the City's zoning ordinance and map.

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 3.1 units per acre.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the site of the proposed Willow Ridge Subdivision, located on the north side of Highway 340 between East Mayfield Drive and the Redlands Canal and described as:

Beginning at a point on the East Section line of Section 16, T1S, R1W of the U.M. that is North 02°16'30" West 900 feet from the SE corner of said Section 16, thence South 69°13'00" West 184.3 feet, thence South 65°37'30" West 487.2 feet, thence North 00°28'00" East 663.07 feet to the South line of the R.O.W. of the Redlands Irrigation and Power Company's Power Canal, thence South 57°00'00" East 728.15 feet to the Point of Beginning.

shall have a zone of annexation of PR-3.1.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of March, 1995.

PASSED on SECOND READING this 5th day of April, 1995.

ATTEST:

/s/ Stephanie Nye  
City Clerk

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