

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2833

AN ORDINANCE REZONING MICHAELA'S VILLAGE
SUBDIVISION FROM PR-4.1 TO PR-4.7

Recitals.

The subject property is 8.24-acres in size and is undeveloped. The parcel was originally zoned in the City as RSF-8 when it was annexed into the City in December, 1973.

The existing PR-4.1 (Planned Residential, 4.1 units per acre) zoning designation was placed on this property in 1990 through an approval by the City Council of a concept plan for a subdivision for manufactured housing. This project was never platted and no subsequent proposals have occurred until the present 38-lot Michaela's Village.

The proposed PR-4.7 (Planned Residential, 4.7 units per acre) zoning designation is consistent with the 38 lots approved by the Planning Commission at its April 4, 1995 meeting as part of the final plan/plat for Michaela's Village.

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 proposed Rezone from PR-4.1 to PR-4.7.

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

That the site of Michaela's Subdivision, located between Olson and Unaweep Avenues on Orchard Mesa and described as:

Beginning 120 feet East of the Southwest corner of Lot 4 in Section 23, Township 1 South, Township 1 South, Range 1 West of the Ute Meridian; thence North 379.8 feet; thence East 1026 feet; thence South 379.8 feet; thence West 1026.8 feet to the place of beginning.

is hereby rezoned to PR-4.7.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of April, 1995.

PASSED on SECOND READING this 3rd day of May, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of the Council