

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2839
ZONING A PORTION OF THE POMONA PARK ANNEXATION
VALLEY MEADOWS SUBDIVISION TO PR-2.8

Recitals:

Valley Meadows Subdivision, located west of 25 1/2 Road and north of the Grand Valley Canal, was annexed as a part of the Pomona Park Annexation. The subdivision, consisting of 29 proposed lots on 11.4 acres, received Official Development Plan approval by Mesa County prior to annexation. Filing 1 has been recorded and built. The developer requested an increase in the approved density from 2.6 units per acre to 2.8 units per acre to accommodate slight modifications to future filings.

Planning Commission, at their April 4, 1995 hearing, recommended approval of a City zone of Planned Residential (PR) with a density not to exceed 2.8 units per acre and accepted the County approval of the Official Development Plan as a Preliminary Plan.

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, COLORADO:

That the following described property is hereby zoned Planned Residential (PR) with a density not to exceed 2.8 units per acre:

LOTS 1-3, BLK 1, VALLEY MEADOWS SUB., SEC.3, T1S, R1W; AND ALSO LOTS 1-8, BLK 2, VALLEY MEADOWS SUB., SEC.3, T1S, R1W; AND ALSO A PARCEL OF LAND SITUATE IN THE SE 1/4 NW 1/4, SEC.3, T1S, R1W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE 1/4 NW 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 NW 1/4 A DISTANCE OF 650.65 FEET; THENCE N 77°38'37" W A DISTANCE OF 833.25 FEET; THENCE N 69°02'20" W A DISTANCE OF 97.49 FEET; THENCE NORTH A DISTANCE OF 483 FEET; THENCE N 89°29'30" E A DISTANCE OF 904.96 FEET TO THE POINT OF BEGINNING, EXCEPT VALLEY MEADOWS SUBDIVISION AND EXCEPT THE EAST 30 FEET FOR ROAD R.O.W.

The setbacks shall be as follows:

Front Yard--20'
Side Yard--10'
Rear Yard--20'
25 1/2 Road--30'

Maximum Building Height--30'

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

ATTEST:

/s/ Ron Maupin
President of the City Council

/s/ Stephanie Nye
City Clerk