

CITY OF GRAND JUNCTION

Ordinance No. 2951

REZONING PROPERTY TO BE KNOWN AS  
CANYON VIEW SUBDIVISION PORTION OF FILINGS 4, 5 & 6,  
LOCATED IN TRACT 37, SECTION 35 T.11 S., R 101 W.,  
WEST OF SOUTH CAMP ROAD  
FROM RSF-4 TO PR-2

Recitals.

A rezone from RSF-4 to PR-2 (Planned Residential Single Family with a density not to exceed two units per acre) has been requested for a 36 acre parcel located in proposed Canyon View Subdivision, including a portion of Filing #4 and Filing #5 and #6. Canyon View Subdivision is located to the south and west of Wingate School at 334 South Camp Road. The Planning Commission has approved a revised preliminary plan for this area for single family homes in three remaining phases. The RSF-4 zoning was placed on this parcel at the time of annexation to reflect densities approved in the County. A rezone is desirable to match existing densities in the remainder of the Canyon View Subdivision.

At their September 3, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RSF-4 to PR-2:

The W 1/2 of a tract of land located in a part of Tract 37, Section 35, Township 11 South, Range 101 West of the 6th P.M., being more particularly described as follows:

Commencing at the Southeast corner of said Tract 37 and considering the East line NE 1/4 of said Section 35 to bear North 00°02'00" East with all other bearings contained herein being relative thereto;

thence south 89°54'21" West along the South line of said Tract 37 a distance of 1411.89 feet to the True Point of Beginning;

thence South 89°52'15" West along said South line of Tract 37 a distance of 877.27 feet;

thence North 11°10'03" East 352.67 feet;

thence South 89°52'51" West 573.07 feet;  
thence North 04°53'52" East 112.92 feet;  
thence North 31°52'38" East 159.58 feet;  
thence North 04°25'39" West 168.58 feet;  
thence North 42°06'20" East 129.19 feet;  
thence North 20°43'45" East 227.47 feet;  
thence North 24°36'30" East 274.91 feet;  
thence North 89°57'41" East 1015.64 feet;  
thence South 00°10'08" East 1318.14 feet to the True Point of Beginning; all of which is located in Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of September, 1996.

PASSED on SECOND READING this 2nd day of October, 1996.

ATTEST:

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City Clerk

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President of City Council