

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2952

REZONING LAND LOCATED AT
7TH STREET AND HORIZON DRIVE

Recitals:

A rezone from PR-6.15 (Planned Residential - 6.15 units per acre) to PR- 7.4 (Planned Residential - 7.4 units per acre) located at the southeast corner of 7th Street and Horizon Drive to permit development of a 68 unit residential development. The area encompassed by both parcels which are the subject of this rezone were originally part of a larger development proposal which is no longer active. The current development proposal calls for rezoning only the northern parcel (Parcel A) while the southern tract (Parcel B), containing a single family residence, would revert back to the previous zoning of RSF-4 (Residential Single Family - not to exceed 4 units per acre) The Planning Commission at their September 3rd meeting approved a preliminary plan for Parcel A and recommended approval of the proposed zoning for Parcels A and B.

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

That the lands described below are rezoned as follows:

PARCEL A

The land described below is hereby rezoned from PR-6.15 (Planned Residential - 6.15 units per acre) to PR-7.4 (Planned Residential - 7.4 units per acre):

That part of the N1/2 SW1/4 SE1/4 lying W of the main line of the canal of the Grand Valley Irrigation Company in Section 2, T1S, R1W of the Ute Meridian, in the City of Grand Junction, EXCEPT portion of subject property as granted to County of Mesa, State of Colorado in deed recorded in Book 885 at Page 100; Mesa County, Colorado, and EXCEPT portion of subject property as granted to County of Mesa, State of Colorado in the deed recorded in Book 877 at Page 364, and EXCEPT portion of subject property as granted to The City of Grand Junction in deed recorded in Book 1489 at Page 547.

PARCEL B

The land described below is hereby rezoned from PR-6.15 (Planned Residential - 6.15 units per acre) to RSF-4 (Residential Single Family - not to exceed 4 units per acre):

That part of the N1/2 SW1/4 SE1/4 lying W of the main line of the canal of the Grand Valley Irrigation Company in Section 2, T1S, R1W of the Ute Meridian, in the City of Grand Junction AND located south of the north line of the driveway (as extended to the E and W property lines) leading from 26 ½ Rd except for right-of-way on west.

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

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

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of City Council