

CITY OF GRAND JUNCTION

Ordinance No. 2959

REZONING PROPERTY TO BE KNOWN AS  
JOHNSON MINOR SUBDIVISION, LOCATED ON THE  
WEST SIDE OF 25 ROAD, SOUTH OF G ROAD  
FROM RSF-R TO RSF-4

Recitals.

A rezone from RSF-R to RSF-4 (residential with a density not to exceed 4 dwellings per acre) has been requested for a 2.1 acre parcel located at 693 25 Road. The parcel will be divided into lots 1 and 2 of Johnson Minor Subdivision. The subdivision will allow the construction of a home on the rear parcel. There is an existing home on the front parcel. The subdivision was previously approved by the Planning Commission at its November 5, 1996 hearing, pending adoption of this ordinance. The proposed density is less than the density recommended on the adopted Growth Plan which shows this area developing at 8-11.9 dwellings per acre.

At their November 5, 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-R to RSF-4:

A parcel of land described in Book 1160, Page 392 of the Mesa County Clerk and Records Office, and being situated in the NE1/4 NE1/4 Section 4, T.1S, R.1W Ute Meridian, Mesa County, Colorado, being more particularly described as follows: The south 2 acres of the east 7 acres of the east 9/10 of the north 1/3 of the east 3/4 of the NE1/4 NE/4 Section 4, T.1S, R.1W Ute Meridian.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of November, 1996.

PASSED on SECOND READING this 4th day of December, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of City Council