

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2961

Rezoning North Valley Subdivision, Filings 3 and 4  
from PR-12 to PR-3.8

Recitals

The proposed North Valley Subdivision, Filings 3 and 4, located on 24 3/4 Road, north of G Road, is currently zoned PR-12 (Planned Residential, 12 units per acre). The final plan and plat for filings 3 and 4 have been approved by the Planning Commission at a density of 3.8 units per acre. The proposed rezone is to reduce the zoned density to the density of the approved plan.

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

The following described property is hereby rezoned from PR-12 to PR-3.8 (Planned Residential with a density not to exceed 3.8 units per acre):

Outlot A, Outlot B, Lot 7 of Block 2 and Block 3, North Valley Subdivision, Filing No. Two, Plat Book 15, at Page 44-45, and also Lot 36 of Pomona Park, Book 2056, Page 287 in Section 33, Township One North, Range One West of the Ute Meridian, Mesa County, Colorado.

Introduced on first reading this 20th day of November, 1996.

PASSED and ADOPTED on second reading this 4th day of December, 1996.

/s/ Linda Afman  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk