

CITY OF GRAND JUNCTION

ORDINANCE NO. 3057

REZONING LAND AT THE NW CORNER OF F 1/2 ROAD AND 25 1/2 ROAD
FROM RSF-R TO PR-4.3

Recitals:

The owner of the property at the NW corner of F 1/2 Road and 25 1/2 Road has requested a rezone from RSF-R (Residential Single Family, Rural) to PR-4.3 (Planned Residential, 4.3 units per acre) and approval of a preliminary plan for 89 residential units, including 29 single family units and 60 low density attached units, on approximately 20.77 acres. In addition to the residential lots, the petitioner proposes to dedicate 1.79 acres of open space and detention area (excluding canal dedication).

The property is designated as Residential Medium (4-7.9 units/acre) on the adopted Growth Plan's Future Land Use Map. The proposed density is within the range recommended in the Plan and is consistent other elements of the plan.

The City Council finds that the proposal satisfies the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code.

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

That the land described below is hereby rezoned from RSF-R to PR-4.6:

A tract of land located in the SE4 of the NW4 of Section 3, T1 S, R1 W, UM, County of Mesa, State of Colorado described as follows: Beginning at the C4 corner of S3-T1S-R1W, UM; Thence W 1203.16; thence N 00 degrees 02'16"E, 1046.08'; thence S32 degrees 45'52"E, 125.48'; thence S60 degrees 45'20"E, 150.29'; thence S69 degrees 2'21"E, 187.55' thence S77 degrees 38'37"E, 847.93'; thence S 618.60' to POB, Excepting E25' along 25.5 Rd for ROW, containing 20.77 AC Mor L.

INTRODUCED for FIRST READING and PUBLICATION this 6th day of May, 1998.

PASSED on SECOND READING this 20th day of May, 1998.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Janet L. Terry
President of City Council