

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3073

ZONING A PARCEL OF LAND ON THE SOUTH SIDE OF MONUMENT ROAD,  
ADJACENT TO THE TABAGUACH TRAILHEAD

Recitals:

The owner of a 40 acre parcel on the south side of Monument Road, adjacent to the Tabaguache Trailhead, has requested approval of a building site for a single family home on the property. The property was originally a part of the overall Ridges Planned Unit Development and is the only portion of the Ridges development that is south of Monument Road. It appears from the original Official Development Plans for the Ridges that this property did not have any development allocated to it. The property was part of the Ridges PUD zoning when the County approved the development in the late 1970s and was zoned PR-4 with the rest of the Ridges upon annexation. The PR-4 zoning set a maximum density for all of the Ridges development, but did not establish a specific plan for any of the undeveloped property.

The Planning Commission, having heard and considered the request, recommended approval of the request to modify the zoning ordinance to allow the home and establish bulk requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED PLANNED RESIDENTIAL (PR) WITH THE ALLOWED USE BEING A SINGLE FAMILY HOME AND ACCESSORY BUILDINGS AND THE BULK STANDARDS TO BE AS APPROVED AND RECORDED ON THE FINAL DEVELOPMENT PLAN:

The NE ¼ NE ¼ of Section 29, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT tract conveyed to County of Mesa by instrument recorded October 1, 1971 in Book 964 at page 653 for road purposes.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of September 1998.

PASSED on SECOND READING this 7th day of October, 1998.

ATTEST:

/s/ Stephanie Nye  
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City Clerk

/s/ Janet L. Terry  
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President of Council

