

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3147

Ordinance Rezoning a three acre property located at the west end of Westwood Drive, west of 25 ½ Road and north and east of the Grand Valley Canal from PR 7.8 to PR 2.7

Recitals.

A rezone request from Planned Residential with a maximum density of 7.8 units per acre (PR 7.8) to Planned Residential with a maximum of 2.7 units per acre (PR 2.7) has been requested for a 3 acre site located at the west end of Westwood Drive.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, on May 18, 1999 the Grand Junction Planning Commission recommended approval of the PR 2.7 zone district for the 3 acre property at the west end of Westwood Drive for the following reasons:

- 1) Rezone to PR 2.7 complies with the Growth Plan's goals and policies;
- 2) Rezone to PR 2.7 complies with the rezone criteria found in Section 4-4-4 of the Grand Junction Zoning and Development Code.

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the PR 2.7 zone district be established.

The City Council finds that the PR 2.7 zone district is in conformance with the stated criteria of section 4-4-4 of the Grand Junction Zoning and Development Code and complies with the Growth Plan and the Patterson Road Corridor Guidelines.

The following property is hereby rezoned from Planned Residential with a maximum of 7.8 units per acre PR 7.8 to Planned Residential with a maximum of 2.7 units per acre (PR 2.7).

The following parcel shall be zoned Planned Residential with a maximum of 2.7 units per acre (PR 2.7):

Located in the N1/2 of the SE1/4 of the NW1/4 of Sec 3, T1S R1W of the U.M., Mesa Co, Colorado, being more fully described as:

Beg at the NW cor of Valley Meadows West, whence the NW cor of the SE1/4 of the NW1/4 of Sec 3 T1S R1W U.M. bears N89deg29'30"E 44.24ft; thence N89deg29'30"E 369.39ft; thence S00deg00'00"W 483.01ft; thence N69deg02'21"W 105.48ft; thence N60deg45'20"W 150.29ft; thence N32deg45'52"W 144.30ft; thence N14deg00'04"W 254.80ft to the POB

(includes the following tax parcel: 2945-032-00-137)

Introduced on first reading this 19th day of May, 1999.

PASSED and ADOPTED on second reading this 2nd day of June, 1999.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Gene Kinsey
President of the Council