

CITY OF GRAND JUNCTION

Ordinance No. 3157

REZONING PROPERTY TO BE KNOWN AS  
FOUNTAIN GREENS PLANNED DEVELOPMENT  
LOCATED NORTH OF THE NORTHWEST CORNER  
OF 25 ROAD AND G ROAD  
FROM PR 12 TO PR 8

Recitals.

A rezone request from PR 12 to PR 8 (Planned Residential with a density not to exceed eight dwellings per acre) has been requested for a 30.3 acre parcel located north of the northwest corner of 25 Road and G Road. The parcel is known as the Fountain Greens Planned Development and includes the remaining undeveloped portions of the Fountainhead Development. When annexed into the City this parcel was zoned PR 12.

The City Planning Commission found that the zoning conforms with Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at their June 15, 1999 hearing. Community Development Department File #RZP-1999-089 outlines the specific findings of the Commission, bulk requirements and conditions of approval for this rezone and preliminary plan.

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 PR 12 to PR 8:

A parcel of land in the State of Colorado, County of Mesa described as follows:

All of the replat of Fountainhead Sub., except Lot 1 Blk 3 as recorded July 6, 1983 in Plat Bk 13 at Pgs 177-188; except all of Blks 3,7, and 8 thereof; and except all dedicated public streets, roads and utility easements as shown on the plat of said subdivision; and except Lots "A" and "B" and the Open Space of the Mini "Cove" II Subdivision; except Lots 1C and 1D of replat of Mini "Cove" II Subdivision, except the Helm at Fountainhead, a replat of Tract B and Blk 3 of "The Cove at Fountainhead", and except the Cove at Fountainhead, a replat of a portion of the replat of Fountainhead Sub., except Lot 1 Blk 3.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of June, 1999.

PASSED on SECOND READING this 7th day of July, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council