

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3166

ZONING THE SPANISH TRAILS SUBDIVISION (JOHNSON ANNEXATION) LOCATED
AT THE NORTHWEST CORNER OF 24 ½ ROAD AND G ROAD

Recitals:

The property located at the NW corner of 24 ½ Road and G Road is currently zoned County PUD and City RSF-2 and has a single family home on it. The proposed Spanish Trails Subdivision consists of 20 acres currently being annexed by the City and 9.67 acres that is already within the City limits. The applicant has requested a zoning of PR-7.2, along with an Outline Development Plan for 176 single family homes and 36 townhomes.

The Planning Commission has considered the request and recommended approval of the zoning request, with a density range of 6 to 7.2 units per acre.

The City Council, having considered the Planning Commission recommendation, finds that the PR-7.2 zoning meets the rezoning criteria in section 4-4-4 in the Zoning and Development Code.

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 PR-7.2, with a density range of 6 to 7.2 units per acre.

Lots 51 & 52 in Pomona Park, Mesa Co, CO and the E1/2 of Lot 57 and the W1/2 of Lot 58, Pomona Park, Mesa Co, CO (aka - Lot 2 of the Mendicelli Sub, Mesa Co, CO)

INTRODUCED for FIRST READING this 7TH day of July, 1999.

PASSED on SECOND READING this 21st day of July, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council

