

CITY OF GRAND JUNCTION

Ordinance No. 3280

CORRECTING ZONING OF THE CHERRYHILL SUBDIVISION

Recitals:

The Cherryhill Subdivision, consisting of 24 lots on approximately 14.5 acres, was approved by the Planning Commission on January 12, 1999 and by the City Council on February 3, 1999. The plat was recorded on March 19, 1999. At the time of subdivision approval, the property was zoned RSF-4, as it had been since the time of annexation.

Before and during the time this project was under review, the new zoning map for the entire City was put together. On the proposed zoning map, much of this area was given a zoning of RSF-1 or RSF-2 in conformance with the Growth Plan densities. Although the overall density of 1.7 units per acre of the Cherryhill Subdivision and the lot sizes would fit the RSF-2 zoning, the developer and lot owners relied on the setbacks of RSF-4 in determining lot configuration and house design. Had the staff noticed that RSF-2 zoning was proposed for this property that had already received subdivision approval using the RSF-4 zoning, we would have recommended amending the proposed zoning map prior to adoption.

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

That the zoning of the land described below is hereby corrected to be RSF-4.

NW1/4 SW1/4 NE1/4 and N1/2 NE1/4 SW1/4 NE1/4 of Section 2, T1S, R1W, U.M., except that part conveyed to Mesa County by instrument recorded September 15, 1969, in Book 939, Page 78, Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of July, 2000.

PASSED on SECOND READING this 2nd day of August, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council