

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3564**

**AN ORDINANCE REZONING THE FUOCO PROPERTY  
LOCATED EAST OF DEWEY PLACE  
IDENTIFIED AS TAX PARCEL NO. 2945-034-00-067**

**FROM RESIDENTIAL SINGLE FAMILY RURAL (RSF-R)  
TO PLANNED DEVELOPMENT DISTRICT (PD)  
WITH THE RESIDENTIAL MULTI-FAMILY-8, NOT TO EXCEED 8 UNITS PER ACRE  
(RMF-8) UNDERLYING ZONE DISTRICT**

Recitals.

In an effort to ensure public benefits above what is usually afforded through a straight zone development, the City has encouraged the property owner to request a Planned Development District (PD) zone district for the Fuoco property.

The Residential Multi-Family 8, not to exceed 8 units per acre (RMF-8) zone district is the underlying default zone district for the Planned Development (PD). All uses allowed in the RMF-8 zone district are allowed, all standards of the RMF-8 zone district shall apply.

The developer shall dedicate 3.54 acres to the public for use as an Open Space park and regional stormwater detention facility. The developer shall construct specific improvements in the Open Space park.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Fuoco property to the Planned Development District (PD) with the Residential Multi-Family 8, not to exceed 8 units per acre (RMF-8), default zone district, for the following reasons:

- The zone district meets the goals and policies of the Growth Plan and Future Land Use Map.
- The zone district meets the criteria of Chapter 5 of the Zoning and Development Code.
- The zone district meets the criteria found in Section 2.6.A of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Development District with the Residential Multi-Family 8, not to exceed 8 units per acre (RMF-8) default zone district, be established.

The Planning Commission and City Council find that the PD zoning is in conformance with the stated criteria of Chapter 5 and Section 2.6.A of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to Planned Development District (PD) with the Residential Multi-Family 8, not to exceed 8 units per acre (RMF-8) default zone district:

Covering the Land in the State of Colorado, County of Mesa described as: Beginning at the NE COR of the SW1/4 SE1/4 of SEC 3, T1S, R1W of the UM, thence West 662 ft., thence South 0°16'E914.8 ft., thence East 261.4 ft., thence North 79°58'E405.4 ft., thence North 0°11'W843.5 ft. to the POB.

The property owner shall provide the following public benefit in conjunction with the PD zone district:

1. Dedication of approximately 3.54 acres to the public for use as an Open Space park and regional stormwater detention facility.
2. Public improvements of the park area shall include the following:
  - a. An 8' trail, constructed to City standards/specifications, around the park.
  - b. Approximately 25 trees to be planted in the park with plant selections and planting plan to be approved by the City prior to planting.
  - c. Turf, established according to the Parks and Recreation department's seeding and establishment specifications.
  - d. Benches with concrete pads as approved by the City.
  - e. Developer to escrow approximately \$900 for park signage.
  - f. Fencing along the rear lot lines of 11 residential lots that back up to the park site.
  - g. An underground, pressurized irrigation system designed to City specifications.
3. Fencing of the pedestrian path (Tract A) from the residential areas to the Open Space park.
4. Conveyance of irrigation water rights to the City of Grand Junction.

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Introduced on first reading this 6<sup>th</sup> day of August, 2003.

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Harry Butler  
President of the Council Pro Tem