

## ORDINANCE NO. 4018

### AN ORDINANCE ESTABLISHING STANDARDS FOR THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT AND PRELIMINARY DEVELOPMENT PLAN FOR THE FAIRWAY VILLAS SUBDIVISION LOCATED AT 2065 SOUTH BROADWAY

#### RECITALS.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the Preliminary Plan for the Fairway Villas subdivision with an existing zoning of PD, Planned Development Zone District, finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The subdivision meets the criteria found in Section 2.8 and Chapter Five of the Zoning and Development Code.

After due consideration, the Planning Commission forwarded a recommendation to City Council to adopt the proposed Preliminary Plan and PD Ordinance. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Zoning and Development Code.

This PD Ordinance will establish the default zoning district, RMF-8, Residential Multi-Family – 8 units/acre.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:** the proposed Fairway Villas residential subdivision more particularly described in Community Development Department file PP-2006-208 shall be consistent with the approved Preliminary Plan (Exhibit A) and shall be subject to the following:

#### Allowed Uses:

Restricted to the uses allowed in the RMF-8 zone district with the following modification:

Single-family detached units only, no attached, duplex, or multi-family units allowed.

#### Deviations from Bulk Standards:

Shall meet the bulk standards of the RMF-8 zone district with the following modifications:

1. Lot 16, Block 1, was approved by the Planning Commission in accordance with Section 3.2 C. of the Zoning and Development Code to reduce the required 40' lot width at the front setback line to have a minimum lot width of 35' +/-.
2. Six foot (6') tall solid fencing or any height solid fencing or wall will not be

allowed along property lines adjacent to the proposed open space tracts (Tracts A, B, C, D & E). Split rail fencing would be allowed adjacent to the proposed open space tracts with a maximum height of 3.5'.

3. Proposed density shall not exceed 4.4 units per acre.

**INTRODUCED** on first reading on the 17<sup>th</sup> day of January, 2007 and ordered published.

**ADOPTED** on second reading this 7<sup>th</sup> day of February, 2007

ATTEST:

/s/ James J. Doody  
President of Council

/s/ Stephanie Tuin  
City Clerk

# EXHIBIT "A"

