

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4243

AN ORDINANCE REZONING THE COBBLE CREEK SUBDIVISION FROM R-R (RESIDENTIAL RURAL) TO PD (PLANNED DEVELOPMENT) ZONE BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT R-8 (RESIDENTIAL – 8) ZONE, WITH DEVIATIONS, FOR THE DEVELOPMENT OF 12 SINGLE-FAMILY DETACHED DWELLING UNITS, LOCATED AT 2524 F 1/2 ROAD

Recitals:

A request for a rezone from R-R (Residential – Rural, 1 dwelling unit per 5 acres) to PD (Planned Development) on approximately 3.0 acres by approval of a Preliminary Development Plan (Plan) with a default R-8 zone, with deviations, has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-8) and deviations and adopt the Preliminary Development Plan for Cobble Creek Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-8 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing more effective infrastructure, a greater quantity of public open space, needed housing types and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Beginning at the SW corner of the SE 1/4 NW 1/4 of Section 3 T1S R1W of the Ute Meridian, thence East 116 ft, thence North to the right of way of the Grand Valley Irrigation Canal, thence Northerly along the West right of way line of said Canal to the North boundary line of the said SE 1/4 NW 1/4, thence West to the West boundary line of the said SE 1/4 NW 1/4, thence South to the Point of Beginning;

EXCEPTING THEREFROM those portions thereof conveyed to the City of Grand Junction for Public Roadway and Utilities Right-of-Way purposes by instruments recorded March 22, 2001 in Book at Pages 451 and 453, Mesa County, Colorado.

Also known by the street and number as 2524 F 1/2 Road, Grand Junction, Colorado 81505.

Said parcel contains 3.002 acres more or less.

- B. Cobble Creek Subdivision Preliminary Development Plan is approved with the Findings of Facts, Conclusions and Conditions listed in the Staff Presentations dated May 5, 2008 and May 19, 2008 including attachments and Exhibits.
- C. The default zoning will be R-8 with the following deviations:
 - a. Minimum front yard setbacks shall be 15 feet;
 - b. Minimum rear yard setbacks shall be 15 feet;
 - c. All structures shall be limited to a single story.

INTRODUCED on first reading on the 5th day of May 2008 and ordered published.

ADOPTED on second reading this 19th day of May 2008.

ATTEST:

/s/ Gregg Palmer
Gregg Palmer
President of the Council

/s/ Stephanie Tuin
Stephanie Tuin
City Clerk