

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4626**

**AN ORDINANCE REZONING 2.749 ACRES  
FROM R-R (RESIDENTIAL RURAL)  
TO R-1 (RESIDENTIAL 1 DU/AC)**

**LOCATED AT 2607 AND 2609 KELLEY DRIVE  
(KELLEY DRIVE REZONE)**

Recitals:

The requested rezone includes two (2) parcels, located at 2607 and 2609 Kelley Drive. Both parcels were created in 1956 as Lot 3 and Lot 4, respectively, of the Replat of Sunny Knoll Subdivision.

Both parcels were annexed in 2000 as part of the G Road North Enclave and were zoned RSF-R, now known as R-R (Residential Rural), at the time of annexation.

The R-R (Residential Rural) zone establishes a minimum lot size of five (5) acres and a minimum side and rear yard setback of 50 feet. This restricts the building envelope to essentially the center of each lot. The request to rezone to R-1 (Residential 1 du/ac) would allow the construction of accessory structure(s) closer to the corner(s) of the lot(s) rather than in the center of the lot. The rezone will also resolve an existing nonconformity in that the minimum lot size will be one (1) acre; the properties are 1.298 and 1.459 acres, respectively.

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 property from R-R (Residential Rural) to the R-1 (Residential 1 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-1 (Residential 1 du/ac) zone district to be established.

The Planning Commission and City Council find that the R-1 (Residential 1 du/ac) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-1 (Residential 1 du/ac):

Lot 3, SUNNY KNOLL SUBDIVISION, according to the replat thereof and beginning at the Southeast Corner of Lot 3, Sunny Knoll Subdivision, a found No.4 Rebar from whence the Southeast Corner NW 1/4 NW 1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian bears South 79°41 '08" East 682.74 feet; thence South 28°23'06" East 135.54 feet to the South Line of said NW 1/4 NW 1/4, Section 35; thence along said South line North 89°43' West 170.10 feet; thence North 36.64 feet to the Southwest Corner of Lot 3, Sunny Knoll Subdivision; thence North 52°16' East 133.6 feet to the Southeast Corner of said Lot 3 and the Point of Beginning, County of Mesa, State of Colorado.

AND

LOT 4 of REPLAT OF SUNNY KNOLL SUBDIVISION, according to the official plat thereof recorded June 7, 1959 in Plat Book No. 9 at Page 8 at Reception No. 670182, County of Mesa, State of Colorado.

**INTRODUCED** on first reading the 19<sup>th</sup> day of March, 2014 and ordered published in pamphlet form.

**ADOPTED** on second reading the 2<sup>nd</sup> day of April, 2014 and order published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4626 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of March, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2<sup>nd</sup> day of April, 2014, at which Ordinance No. 4626 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7<sup>th</sup> day of April, 2014.

  
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Stephanie Tuin, MMC  
City Clerk

Published: March 21, 2014

Published: April 4, 2014

Effective: May 4, 2014