

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2798

ZONING LANDS RECENTLY ANNEXED TO THE CITY OF GRAND JUNCTION  
NEW BEGINNINGS SUBDIVISION TO PLANNED RESIDENTIAL

Recitals:

New Beginnings Subdivision was approved by Mesa County and recorded in 1993. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

New Beginnings Subdivision consists of 20 single family lots on 6.8 acres. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. A City Planned Residential (PR) zone with a density not to exceed 3 units per acre is proposed to accommodate the approved lot sizes and setbacks.

The Grand Junction Planning Commission at its December 6, 1994 hearing recommended approval of the PR zoning with a density not to exceed 3 units per acre.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the PR zoning to be appropriate.

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

The following described property is hereby zoned Planned Residential (PR) with a density not to exceed 3 units per acre:

New Beginnings Subdivision as recorded in Plat Book 14, Page 165, Mesa County Clerk and Recorder.

The following setbacks shall apply:

<u>Setbacks--Principal Structure</u>		<u>Setbacks--Accessory Structure</u>	
Front yard	20'	Limited to rear 1/2 of lot	
F Road	30'	Rear yard	5' or esmt width
29 1/4 Road	25'	Side yard	5' or esmt width
Side yard	10'		
Rear yard	25'		

Maximum building height--35'

Introduced on first reading this 21st day of December, 1994.

PASSED and ADOPTED on second reading this 4th day of January, 1995.

ATTEST:

/s/ Reford C. Theobald  
President of the City Council Pro Tem

/s/ Stephanie Nye  
City Clerk