

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2799

ZONING LANDS RECENTLY ANNEXED TO THE CITY OF GRAND JUNCTION
SCOTT'S RUN SUBDIVISION TO PLANNED RESIDENTIAL

Recitals:

Scott's Run Subdivision was given final approval by mesa County and filing 1 was recorded in 1994. 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.

The entire Scott's Run Subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. 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 3.3 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 3.3 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 3.3 units per acre:

The Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT a tract of land described as follows: Beginning at a point which bears N89°55'18"W30.00 feet from the Southeast corner of the Southeast Quarter Northeast Quarter Northwest Quarter (SE 1/4 NE1/4 NW1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian; thence N89°55'18"W a distance of 117.25 feet; thence N00°00'00"E 371.51 feet; thence S89°55'18"E a distance of 117.25 feet; thence S00°00'00"W a distance of 371.51 feet to the point of beginning, Mesa County, Colorado. ALSO beginning at a point which bears N89°55'18"W 30.00 feet from the Southeast corner of the Southeast Quarter Northeast Quarter Northwest Quarter (SE1/4 NE1/4 NW1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian; thence N89°55'18"W a distance of 117.25 feet; thence N00°00'00"E 371.51 feet; thence S89°55'18"E a distance of 117.25 feet; thence S00°00'00"W a distance of 371.51 feet to the point of beginning, Mesa County, Colorado.

The following setbacks shall apply:

Setbacks

29 1/2 Road	30'
Front yard	20'
Sideyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

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