

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2800

ZONING LANDS RECENTLY ANNEXED TO THE CITY OF GRAND JUNCTION
DEL MAR SUBDIVISION TO PLANNED RESIDENTIAL

Recitals:

Del Mar Subdivision was given approval of an Official Development Plan for the entire development and final approval for filing #1 in 1994. Subsequent to approval the subdivision was annexed into 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 Del Mar Subdivision consists of 41 single family lots on 13.5 acres for an overall density of 3.1 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. The County also approved an Official Development Plan for the subdivision and gave final approval for filing 1 consisting of 13 lots on 4.2 acres. 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 3.1 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 3.1 units per acre:

Parcel 1

The North 20 feet of the South 50 feet of the tract: Beginning at the southwest corner of the SE1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, thence East 195 feet for beginning thence North 660 feet, thence West 70 feet, thence North 660 feet, thence East 205 feet, thence South 1320 thence West 135 feet to beginning.

Parcel 2

The West half of the East half of the West half of the Southeast quarter of the Southwest quarter of Section 5, in Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado. EXCEPTING THEREFROM the South 440 feet of the West 62.5 feet, ALSO EXCEPTING THEREFROM the South 50 feet for F Road as per instrument recorded in Book 1370 at Page 197, Official Records of Mesa County, Colorado.

Parcel 3

Beginning at the SW Corner of the E1/4 W1/2 SE1/4 SW1/4 of Section 5, Township 1 South, Range 1 East, Ute Principal Meridian, thence East 66.2 feet, thence North 229 feet, thence East 99 feet, thence North to the NE Corner of the E1/4 W1/2 SE1/4 SW1/4 of said Section 5, thence West to the NW Corner of the said E1/4 W1/2 SE1/4 SW1/4 of said Section 5, thence South to place of beginning; Together with all water and water rights, ditches and ditch rights appertaining thereto; Mesa County, Colorado.

The following setbacks shall apply:

Principal Building	20'--Front 20'--Rear 10'--Side (including corner lots)
Accessory Buildings	Limited to the rear 1/2 of lot 5'--Rear 5'--Side (or easement width, whichever is greater)

The side yard setback for principal building, where the garage and associated parking are proposed to have access from the side yard, shall be 20' for the garage portion of the principal structure, with the remaining portions of the principal structure meeting a 10' setback (or easement width, whichever is greater).

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