

CITY OF GRAND JUNCTION

Ordinance No. 2841  
ZONING A PORTION OF THE POMONA PARK ANNEXATION  
KAY SUBDIVISION TO PR-3.8

Recitals:

Kay Subdivision, located east of 25 1/2 Road and north of F 1/2 Road, was annexed as a part of the Pomona Park Annexation. The subdivision, consisting of 30 lots on 7.9 acres, received final approval by Mesa County and was platted prior to annexation.

Planning Commission, at their April 4, 1995 hearing, recommended approval of a City zone of Planned Residential (PR) with a density not to exceed 3.8 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, COLORADO:

That the following described property is hereby zoned Planned Residential (PR) with a density not to exceed 3.8 units per acre:

LOTS 1-4, BLK 1, KAY SUB., SEC.3, T1S, R1W; AND ALSO LOTS 1-6, BLK 2, KAY SUB., SEC.3, T1S, R1W; AND ALSO PRIVATE OPEN SPACE, BLK 2, KAY SUB., SEC.3, T1S, R1W; AND ALSO LOTS 1-5, BLK 3, KAY SUB., SEC.3, T1S, R1W; AND ALSO A PARCEL OF LAND SITUATE IN THE W 1/2 SW 1/4 NE 1/4, SEC.3, T1S, R1W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER 1/4 CORNER OF SAID SEC.3, THENCE ALONG THE SOUTH LINE OF SAID W 1/2 SW 1/4 NE 1/4 S 89°55'45" E A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST ROW LINE OF 25 1/2 ROAD N 00°04'55" E A DISTANCE OF 613.11 FEET; THENCE ALONG THE CENTERLINE OF THE GRAND VALLEY CANAL S 77°32'05" E A DISTANCE OF 644.19 FEET; THENCE S 00°02'28" W A DISTANCE OF 473 FEET MORE OR LESS TO THE SOUTH LINE OF SAID W 1/2 SW 1/4 NE 1/4; THENCE ALONG SAID SOUTH LINE N 89°55'45" W A DISTANCE OF 634.54 FEET TO THE POINT OF BEGINNING, EXCEPT KAY SUBDIVISION AND EXCEPT THE SOUTH 30 FEET FOR ROAD R.O.W.

The approved setbacks for all lots except lot 2, block 2, Filing 2 shall be as follows:

Rear yard along 25 1/2 Road and F 1/2 Road--30'  
Front Yard--20'  
Rear Yard--20'  
Side Yard--20' between units

The setbacks for lot 2, block 2, Filing 2 shall be as follows:

25 1/2 Road--30'

Brenna Way--14' (including eaves or other overhangs)

Janece Drive--20'

South property line--5'

The garage for lot 2, block 2, Filing 2 shall be on the south side of the house accessing Janece Drive.

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

ATTEST:

/s/ Ron Maupin  
President of the City Council

/s/ Stephanie Nye  
City Clerk