

#2-86 Zone of Annexation - Sunset Terrace Replat

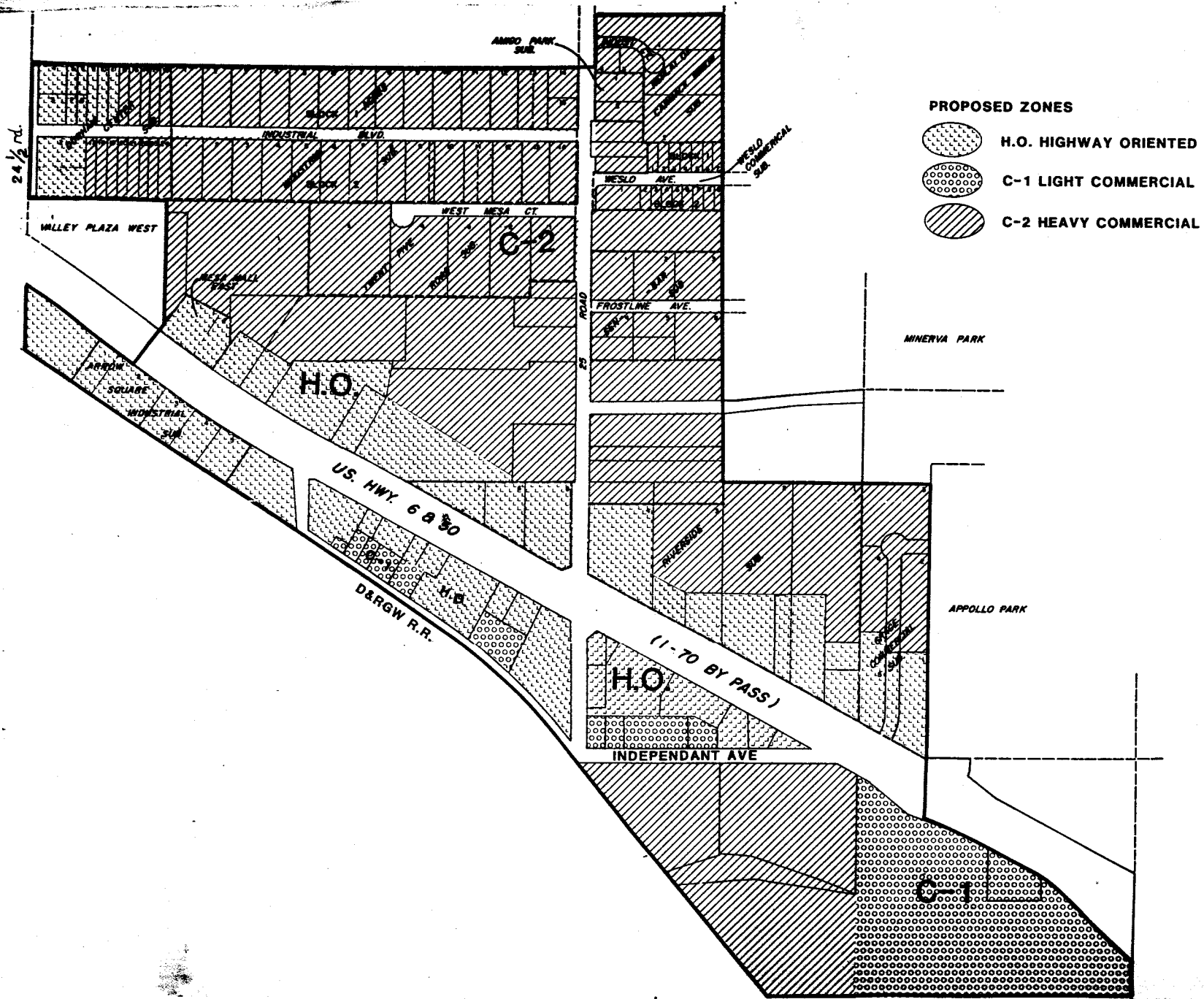
Petitioner: City of Grand Junction. Location:
Northwest corner of 26½ Road and G Road. A request
to zone Sunset Terrace Replat Annexation to RSF-4
(Residential Single Family, approximately four units
per acre) containing approximately 40 acres.

Consideration of Zone of Annexation.




#2-86 Bella Vista #1 Zone of Annexation
Petitioner: City of Grand Junction. Location: Northwest corner of 12th Street and G Road. A request to zone Bella Vista #1 Annexation to RSF-4 (Residential Single Family Zone of approximately four units per acre) containing approximately 16 acres.

Consideration of Rezone.

Beginning at the southwest corner of Lot 22, Bella Vista Subdivision, Section 2, T1S, R1W, Ute P.M., Mesa County, Colorado, thence east along the north right of way line of G Road to the intersection of the west right of way line of 12th Street, thence north along said west right of way line to the south right of way line of Kimberly Drive, thence west along said south right of way line to the east right of way line of Victor Drive, thence south along said east right of line to the point of beginning.



PROPOSED ZONES

-  H.O. HIGHWAY ORIENTED
-  C-1 LIGHT COMMERCIAL
-  C-2 HEAVY COMMERCIAL



development summary



File # 2-86 Name Enclave Zoning Date 11-14-86

PROJECT LOCATION: West along Hwy 6 & 50 from North Avenue to Mesa Mall and along 25 Road from Independent Avenue to Patterson Road.

PROJECT DESCRIPTION: Designation and application of H.O., C-1, C-2 zoning to the enclave area which was annexed into the City in August.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	N/A	
Complies with adopted criteria	X		Water/Sewer	N/A	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	N/A	
			Landscaping/Screening	N/A	
			Other: _____		

* See explanation below

Proposed zoning consists of H.O., C-1 and C-2. All recommendations of Planning Commission and City Council Growth Committee were incorporated into this proposal. H.O. zoning was proposed for properties fronting U.S. Hwy 6 & 50 to further the goal of improving the appearance to major entrances to the City. C-1 and C-2 areas were proposed to fit as closely as possible with existing uses.

STATUS & RECOMMENDATIONS:

Letters of objection to the H.O. zoning were received from six property owners. Approximately 40 persons attended the Planning Commission Hearing that were opposed to the H.O. zoning. Opposition was based on H.O. zoning not being comparable with previous County Commercial zoning and requiring conditional or special use permit for most uses.

Planning Commission Action

Planning Commission recommends entire enclave annexation to be zoned C-2, Heavy Commercial.