

Project Narrative
Zone of Annexation for Vintage 70

This property, Vintage 70, has recently been annexed to the City of Grand Junction and must be assigned city zoning. The property is fully developed as Vintage 70 Condominiums consisting of 14 multi-family buildings containing 54 units. The total density is approximately 5.2 units per acre. The development also includes a club house common to all units. The character of the area surrounding this development is all single or multi-family residential. The 12th Street Corridor Guidelines do not extend north of G Road and do not specifically address this development. The Guidelines do recommend residential development south of G Road.

Based on existing uses, the Planning Department recommends Planned Residential zoning for this annexation. The plan would be recognized as the existing physical development on the site. Any changes will require processing and approval through the appropriate minor or major change provisions of the Zoning & Development Code.

VINTAGE 70 ZONE OF AMEXATION # 44-89

2701-363-16-001

Robert & Elizabeth Irwin
P.O. Box 2804
Vail, CO 81658

16-010

Mary L. Thompson
2700 G Road 3C
Grand Junction, CO 81506

16-020

Margaret Williams
2700 G Road 4-B
Grand Junction, CO 81506

2701-363-16-002

John & Mary Enerson
2700 G Road 1B
Grand Junction, CO 81506

16-011

William & Charleen Gillin
2700 G Road 14A
Grand Junction, CO 81506

16-022

Leighton & Mary Anderson
2700 G Road 4-D
Grand Junction, CO 81506

16-003

Jean Pforzheimer
2700 G Rd. 1C
Grand Junction, CO 81506

16-012

Elton A. Youngberg
2700 G Road 14B
Grand Junction, CO 81506

16-023

Thomas & Jean Younge
2700 G Road 12-E
Grand Junction, CO 81506

16-004

Arline Gardner
2700 G Road 1D
Grand Junction, CO 81506

16-013

Mildred A. Nesbett
16015 El Lago B-5
Fountain Hills, AZ 85268

16-024

Marie C. Rock Etal
2700 G Road 12-F
Grand Junction, CO 81506

16-005

Queena A. Honnen
2700 G Road 2A
Grand Junction, CO 81506

16-014

Byron & Arlene Wilson
2700 G Road 14-D
Grand Junction, CO 81506

16-006

Jerry & Martha Thomason
11 Spruce Street
Parachute, CO 81635

16-015

Francis & Reta Maxfield
2700 G Road 11-A
Grand Junction, CO 81506

16-025

Othel L Jones & Co.
2700 G Road 12-G
Grand Junction, CO 81506

16-007

James & Barbara Gale
2700 G Road 2C
Grand Junction, CO 81506

16-016

William & Joan Wilson
2700 G Road 11-B
Grand Junction, CO 81506

16-026

Narcissa Campbell
2700 G Road 12-H
Grand Junction, CO 81506

~~16-008~~

~~United States Bank of Grand
Junction Trustee 95350-00
P.O. Box 908~~

16-017 Deanna Musgrave

2700 G Road 11-C
Grand Junction, CO 81506

16-027

Mary & Suzanne Luthe
2700 G Road A-6
Grand Junction, CO 81506

16-008

U.S. Bank of Grand Junction
Trustee 95350-00
P.O. Box 908
Grand Junction, CO 81502

16-018 & 021

Walter & Marie Holmes
2700 G Road 11-D
Grand Junction, CO 81506

16-028

Ella Hurtt
2700 G Road 6-B
Grand Junction, CO 81506

16-009

Dorothy Griffin
2700 G Road 3B
Grand Junction, CO 81506

16-019

Elsie Cockrell
2700 G Road 4-A
Grand Junction, CO 81506

16-029

Mariam Bennett
2700 G Road 6-C
Grand Junction, CO 81506

VINTAGE TO ANNEXATION

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2701-363-16-030
US Bank of Grand Junction
Trust 95390-00
P.O. Box 908
Grand Junction, CO 81506

16-040
John & Mary Emerson
2700 G Road 7-B
Grand Junction, CO 81506

16-050
Robert & Virginia Scott
2700 G Road 8-D
Grand Junction, CO 81506

16-031
Valair V. Nelson
2700 G Road 5-A
Grand Junction, CO 81506

16-041
Margaret Eisenhower
2700 G Road 7-C
Grand Junction, CO 81506

16-055
US Bank of Grand Junction
P.O. Box 908
Grand Junction, CO 81506

16-032
Annie L. Richardson
Sallie Haugh
2700 G Road 5-B
Grand Junction, CO 81506

16-042
Anita Fenn
2700 G Road 7-D
Grand Junction, CO 81506

16-056
Shirley Woodard
P.O. Box 2087
Grand Junction, CO 81502

16-033
William & Mary Lou Reed
591 25 Road
Grand Junction, CO 81505

16-043
Robert Orr
2700 G Road 12-A
Grand Junction, CO 81506

16-057
Shirley Gardner
2700 G Road 9-C
Grand Junction, CO 18506

16-034
Elizabeth Runcie
8 Spellman Road
Westwood, MA 02090

16-044
Robert & Gayle Orr
550 Patterson Road
Grand Junction, 81506

16-058
Jeanne D. Motz
2700 G Road 9-D
Grand Junction, CO 81506

16-035
Mable E. Patisantaras
2700 G Road A-10
Grand Junction, CO 81506

16-045
Donald & Vy Armour
2700 G Road 12-C
Grand Junction, CO 81506

16-036 & 038
Donald & Dorothy Everhart
2700 G Road 10-B
Grand Junction, CO 81506

16-046
Bruce & Mildred Jones
2700 G Road 12-D
Grand Junction, CO 81506

16-037 Ruth & Frank Hakensmith
2700 G Road 10-C
Grand Junction, CO 81506

16-047
Ray & Mildred Gobbo
2700 G Road 8-A
Grand Junction, CO 81506

16-039
Mildred V. Dykstra
2700 G Road A-7
Grand Junction, CO 81506

16-048
Roger & Betty Scholbe
2700 G Road 8-B
Grand Junction, CO 81506

~~16-040
John & Mary Emerson~~

16-049
Florence Wilcox
2700 G Road 8-C
Grand Junction, CO 81506

#44-89

**BULK REQUIREMENTS – ESTABLISHED DISTRICTS
ZONING REQUIREMENT**

	R1A	R1B	R2***	R2A	R1D	R1C	R3*	R4**	R2T	T	B	SC	C	I	AFT	HS	PUD	ILCA	ILCB	
1. Minimum Lot Area (sq. ft.)	43,560	21,780	D 21,000 S 11,000	87,230	6,500	6,500	U 21,000 SB 14,000	5,000/DU	9,000	10,000	None	5 acres	None	None	5 acres	None	See Sec. 5	43,560	10,000	
2. Minimum Lot Width (ft.)		100		100	60	60		50/DU	75	75	None	None	None	None	150	75		200	100	
Unsubdivided (ft.)	150		130	100			110				None	None	None		None	75				
Subdivided (ft.)	100		100 (1 DU) 100 (2 DU)	100			85									75				
3. Minimum Lot Street Frontage Unsubdivided (ft.)	130	130	100	100	30	30	90	50		75	None	-(3)	None	None	50	75		30	30	
Subdivided (ft.)	85	100	75 (1 DU) 80 (2 DU)				70	50	30			-(3)			50	75				
4. Minimum Setback Major Hwy. (ft.)	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	100 FCL	30		30 or 100	50FCL 20 or 100 ⁽¹⁾	20 or 150 (1)	10 50 FCL	10 50 FCL	25 or 100 (5)	50 or 100 (10)		50/ 175 FCL	25/ 100 FCL	
Secondary (ft.)	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL	80 FCL			30 or 100	40 FCL	20 or 80 (4)	10 40 FCL	20 40 FCL	25 or 80 (6)	see above		35/ 75 FCL	20	
Collector (ft.)	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL	60 FCL		45 FCL	30 or 100	30 FCL	20	10 30 FCL	10 30 FCL	25 or 60 (7)	see above		35/ 80 FCL	20	
Other (ft.)	50 FCL	50 FCL	50 FCL	50 FCL	50 FCL	50 FCL	50 FCL		40 FCL	30 or 60	25 FCL	20	10 25 FCL	10 25 FCL	25 50 (8)	see above		35/ 60 FCL	20	
5. Minimum Side Yard Principal Bldgs. (ft.)	15	15	15	15	10	10	12	15/SS 30MF	10	10		20	None	None	50(9)			50/ 100****	10	
Accessory Bldgs. on front 1/2 of lot (ft.)	15	15	15	15	10	10	12			10		20			50(9)					
Accessory Bldgs. on rear 1/2 of lot (ft.)	5	5	5	5	10	10	5			10		20			50(9)					
6. Minimum Rear Yard Principal Bldgs. (ft.)	30	30	25	25	10	10	20	15 S/D 20MF	25	20	2012	20	20	20	50	20		25	25	
Accessory Bldgs. (ft.)	10	10	10	10	10	10	10			20	2012		20	20	50					
7. Maximum Height (ft.)	30	30	35	35	25	25	35	36 S/D 48 MF		20		35 or 2 stories				40			36	36
8. Minimum Floor Area/DU (sq. ft.)	900	900	800	800			800 (1 DU) 750 (2 DU) 500 (MF)	700 (1DU) 600(2DU) 500(MF)										40		
9. Maximum Percent Lot Covered by Bldg.									30			40								

- (1) Arterial Highways: 150' from the centerline of right of way or 20' from the property line, whichever is greater.
- (2) Major Highways: 100' from the centerline of right of way or 20' from the property line, whichever is greater.
- (3) The same as required for districts fronting upon a street or continuation of a street adjacent to the shopping center.
- (4) Secondary Highways: 80' from the centerline of right of way or 20' from the property line, whichever is greater.
- (5) Major Highway: 100' from the centerline of right of way or 20' from the property line, whichever is greater.
- (6) Secondary Highway: 80' from the centerline of right of way or 25' from the property line, whichever is greater.
- (7) Collector: 60' from the centerline of right of way or 25' from the property line, whichever is greater.
- (8) Local: 50' from centerline of right of way or 25' from the property line, whichever is greater.
- (9) Side yard setbacks should meet or exceed R2 standards for parcels which are 43,560 sq. ft. or less, and side yard setbacks must meet or exceed R4 standards for parcels of land which are 14,000 feet or less.
- (10) 100' from centerline of the right of way or 50' from property line, whichever is greater.
- (11) 30' from edge of right of way or 60'/100' from centerline, whichever is greater.
- (12) One half of which may be measured from the center of a dedicated alley.

*R3 Minimum lot area per dwelling unit = 3,300 sq. ft.
 **R4 Minimum lot area per dwelling unit = 5,000 sq. ft.
 ***R2 10% reduction in lot area for lots with sewer service; unsubdivided: 43,560 sq. ft. minimum lot area.
 ****If next to residentially zoned area must have 100 foot setback and 50 foot buffer for building and a 50 foot setback for parking.

U – Unsubdivided
 SB – Subdivided
 S – Single Family Dwelling Unit
 D – Two Family Dwelling Unit
 MF – Multi Family Dwelling Unit
 DU – Dwelling Unit(s)
 FCL – From the Center Line of the Road Right of Way

Amended 2/9/84
 7/23/85

VINTAGE 70'S ANNEXATION



Bellavista #1 Annexation

27 ROAD

660.0'

Fairway Park 1st. Addition

525.05' EAST

Fairway Park Annexation

S. 00°54' W

POINT OF BEGINNING

G ROAD

Nelson Stewart Annexation

DESCRIPTION

Beginning at the Southwest Corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, thence North along the West line of said Section 36 a distance of 660.0 feet to the centerline of Chipper Drive, thence East along the centerline of said Chipper Drive a distance of 525.05 feet to the intersection of a curve, thence continuing along the centerline of said Chipper Drive along the arc of said curve to the left having a radius of 300.0 feet to the west right-of-way line of Golfmore Drive extended, thence S 00°54' W along the west right-of-way line of said Golfmore Drive to the South line of said Section 36, thence West along the South line of said Section 36 to the Point of Beginning, being all of the real property contained within and the public roadways adjacent to Vintage 70's Ltd. Condominiums;

AREA OF ANNEXATION

Area of annexation-----11.50 acres

LEGEND

Border of annexation-----

ORDINANCE NUMBER

2436

EFFECTIVE DATE

September 3, 1989

development summary



File # 44-89 Name Zone Vintage 70 Annex Date 09/08/89

PROJECT LOCATION: Northeast corner 12th and G Road

PROJECT DESCRIPTION:

Zoning of Vintage 70 annex to Planned Residential (PR).

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

STATUS & RECOMMENDATIONS:

The Vintage 70 development was zoned R-3 in the county. The city has no equivalent zone so we are recommending a Planned Residential zone and adaption of County R-3 standards for this zone.

Planning Commission Action

Recommend approval.