

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2893

Rezoning 2507 Orchard Avenue from RSF-8 to PR-8.7

RECITALS:

The large home at 2507 Orchard Avenue was built in 1910 as a single family home. Sometime between 1956, when the surrounding area was platted, and 1969, the home was converted into a 4-plex. Recently, the 4-plex was remodeled into a duplex. The existing RSF-8 zoning allows only single family residences, so both the 4-plex and the duplex are non-conforming in the existing zoning. The owner is proposing that the property be rezoned to PR-8.7 (Planned Residential, 8.7 units per acre) to allow the existing duplex. This is an increase in density for the single lot, however, if it were looked at in the context of the overall density of the subdivision it would be within the 8 units per acre. Also, the total square footage of the lot, 10,067 s.f., exceeds twice the 4,000 s.f. minimum lot size required for a single family home in the RSF-8 zone.

At their January 16, 1996 hearing, the Planning Commission recommended approval of the rezone. The City Council finds that the proposed rezone meets the criteria set forth in section 4-4-4 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That Lot 8, Block 1, Melrose Subdivision, Mesa County, Colorado, is hereby rezoned from RSF-8 to PR-8.7 (Planned Residential, 8.7 units per acre) to allow a single family home or duplex. All other requirements of the RSF-8 zone shall apply.

INTRODUCED for FIRST READING and PUBLICATION this 7th day of February, 1996.

PASSED on SECOND READING this 21st day of February, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council