

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2898

REZONING A PARCEL OF LAND LOCATED ON THE
NORTHEAST CORNER OF BELFORD AVENUE AND 11th STREET
FROM PLANNED BUSINESS (PB) TO PLANNED RESIDENTIAL (PR)

Recitals.

A rezone from Planned Business (PB) to Planned Residential 28 units per acre (PR-28) has been requested for a property located on the northeast corner of Belford Avenue and 11th Street for multifamily residential development. The City Council finds that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its February 6, 1996 hearing, recommended approval of the proposed PR-28 zoning for the property on the northeast corner of Belford Avenue and 11th Street.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED RESIDENTIAL 28 UNITS PER ACRE (PR-28):

Lots 31, 32, 33 and 34 inclusive, Block 1, City of Grand Junction.

The bulk requirements for this zone and property shall be as follows:

Front Yard: 15 feet
Side Yard: 10 feet
Rear Yard: 65 feet
Maximum Structure Height: 32 feet

INTRODUCED for FIRST READING and PUBLICATION this 21st day of February, 1996.

PASSED on SECOND READING this 6th day of March, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of Council