

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2975

Ordinance Zoning the Airport West Enclave Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Airport West Enclave Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the RSF-2, HO, PAD, PI, and RSF-R zone districts.

The Planning Commission recommended RSF-2 for the Skyline Drive area south of H Road, east of 27 Road and southeast of the Highline canal. Due to the area's close proximity to the Walker Field airport, City Council determined that a Planned Residential with a maximum of two units per acre should be applied instead so that future additional residences are not built thereby (other than on existing vacant parcels) limiting conflict between additional residents and the noise and other impacts from the airport.

The Planned Residential (PR-2) zone district was found to be a more appropriate zone since it is intended to thereby limit the number of future lot splits, additional subdividing which would be allowed under the RSF-2 zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the PR-2, HO, PAD, PI, and RSF-R zone districts be established.

The City Council finds that the PR-2, HO, PAD, PI, and RSF-R zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following parcel shall be zoned Planned Residential with a maximum of two units per acre (PR-2) with the following Allowed Uses and "Bulk Requirements":

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the northwest corner of said Section 36, thence S 89°54'00" E along the north line of said Section 36 a distance of 1317.83 feet to the West 1/16 corner on the north line of said Section 36; thence south 1320 feet to the northwest 1/16 corner of said section; thence N 90°00'00" W along the south line of the northwest 1/4 northwest 1/4 of said Section 36 a distance of 1315.10 feet to the North 1/16 corner on the west line of said Section 36; thence N 00°11'27" E along the west line of said Section 36 a distance of 1322.14 feet to the Northwest corner of said Section 36 and point of beginning except that area north and east of the U.S.B.R. Highline Canal.

(includes the following tax parcels: 2701-362-00-055 & 2701-362-20-001 thru 011)

Allowed Uses:
Single Family Residential

"Bulk Requirements":

Minimum lot Area 21,780 Sq. Ft.

Setbacks:

Front Yard:	Minor Arterial Road ...	80 Ft. from Centerline
	Collector Road	60 Ft. from Centerline
	Local Road	50 Ft. from Centerline

Side Yard:	Principle Building	15 Ft
	Accessory Buildings (front 1/2 of parcel) .	15 Ft
	Accessory Buildings (rear 1/2 of parcel) ..	5 Ft

Rear Yard:	Principle Building	30 Ft
	Accessory Buildings	10 Ft

Maximum Height 30 Ft.

The following parcel shall be zoned Highway Oriented (HO):

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Northwest 1/4 Northeast 1/4 + Northeast 1/4 Northwest 1/4 South of the U.S.B.R. Highline Canal.

(includes a portion of 2701-362-00-006)

The following properties shall be zoned Planned Airport Development (PAD):

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning 943 feet south of the northeast corner of the northeast 1/4 southeast 1/4; thence north 54 degrees 54 minutes; thence west 2056 feet; thence south 35 degrees 06 minutes; thence west 310 feet; thence south 54 degrees 54 minutes; thence east to the east line of section 25 to beginning. (2701-254-00-264)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: THAT PART OF FOLL LEGAL LYG IN TAC 11200- BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 309.28FT S 7DEG13'08SEC E 982.77FT TO BEG. (2701-254-00-949)

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: THAT PART OF FOLL LEGAL LYG IN TAC 11400- BEG N 1DEG57'20SEC E 30FT N 88DEG03'49SEC W 1685FT N 1DEG18'15SEC E 1627.10FT FR SE COR SEC 25 N 77DEG36'33SEC W 567.21FT S 82DEG38'16SEC W 358FT N 58DEG31'34SEC W 510.29FT S 66DEG18'24SEC W 967.14FT N 1DEG52'33SEC E 2422.73FT N 1DEG52'39SEC E 505.63FT S 52DEG54'21SEC E 2752.89FT S 37DEG05'39SEC W 307.28FT S 7DEG13'08SEC E 982.77FT TO BEG. (2701-254-00-948)

The following parcels shall be zoned Planned Industrial (PI) with the following conditions:

A parcel of land situate in Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado,

being more particularly described as follows: BEG N 1
DEG57'20SEC E 30FT & N 88DEG03'49SEC W 583.60FT FR SE COR SEC 25
N 88DEG03'49SEC W 467.65FT N 1 DEG57'20SEC E 2027.63FT S
52DEG54'21SEC E 571.87FT S 1DEG57'20SEC W 1698.33FT TO POB.
(2701-254-00-280)

A parcel of land situate in Section 25, Township 1 North, Range 1
West of the Ute Meridian, County of Mesa, State of Colorado,
being more particularly described as follows: BEG N
82DEG06'46SEC E 175.84FT FR S4 COR SEC 25 N 8DEG40'02SEC E
1668.5FT S 82DEG38'16SEC W 1681.47FT N 1DEG52'33SEC E 1253.66FT S
87DEG44'22SEC E 2071.86FT S 8DEG16'49SEC E 985.88FT S
1DEG57'20SEC W 1627FT N 88DEG03'49SEC W 777.47FT TO BEG EXC THAT
PT TO ARIPORT PER B-2050 P-421/422 & ALSO EXC ROW ON S. (2701-
254-00-290)

A parcel of land situate in Section 25, Township 1 North, Range 1
West of the Ute Meridian, County of Mesa, State of Colorado,
being more particularly described as follows: BEG SE COR SEC 25
N 88DEG03'49SEC W 1685FT N 1DEG57'20SEC E 1657FT N 8DEG16'49SEC W
985.89FT S 52DEG54'21SEC E 2274.74FT S 1DEG57'20SEC W 1317.39FT
TO BEG EXC BEG SE COR SD SEC 25 88DEG03'49SEC W 1035.85FT N
1DEG57'20SEC E 2046.78FT S 52DEG54'21SEC E 1266.69FT S
1DEG57'20SEC W 1317.39FT TO BEG EXC THAT PT OF A PARCEL AS DESC
IN B-1907 P-977/978 & ALSO EXC RD ROWS ON S AS DESC IN B-903 P-
201 & B-1907 P-975/976 MESA CO RECDs. (2701-254-00-291)

The Planned Industrial (PI) zone as proposed within the
Airport West Enclave shall conform to the following requirements.

The list of allowed uses within this Planned Industrial (PI)
zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation
manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools

- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance the level of scientific or technological understanding or achievement generally or in any particular useful application.
- 29) Present uses at the time of annexation.

The following conditions shall apply to this P1 zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code.

Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code. The entire setback area shall be landscaped except where open storage areas, driveway and loading areas, truck loading and receiving areas are constructed.

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.

6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.

7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.

2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

The following properties shall be zoned Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R)

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Northwest 1/4 Northeast 1/4 + Northeast 1/4 Northwest 1/4 North of the U.S.B.R. Highline Canal.

(includes a portion of 2701-362-00-006)

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