

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3013**

**Ordinance Zoning the Applewood Heights Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Applewood Heights Annexation and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Residential Single Family with a maximum of 4 units per acre (RSF-4) zoning for Lot 2, REA Minor Subdivision property and Planned Residential with a maximum of 4.4 units per acre (PR-4.4) zoning for Lots 1 through 4, Leslee Minor Subdivision.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone and the PR-4.4 zone districts be established.

The City Council finds that the both zone districts are in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

The RSF-4 and PR-4.4 zone districts fall within the Growth Plan's Future Land Use Map recommended densities of 4 to 7.9 units per acre.

The RSF-4 and PR-4.4 zone districts are compatible with existing zoning surrounding the Applewood Heights Annexation area.

The RSF-4 and PR-4.4 zone districts are the most equivalent City zone districts to the previous County zone districts.

The "Plan requirements" for the PR-4.4 zone district shall be identical to the previous Mesa County PUD zone district plan requirements and are the following:

Plan	Previous County Zone -	City Zone - PR-4.4
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Requirements	PUD (4.4 units per gross acre)	(4.4 units per gross acre)
Land Use Type	Single Family Attached Residential	SAME
Minimum Lot Size	7,734 sq.ft.	SAME
Front Setback for Collector Street	30' from property line	SAME
Rear Setback	25' from property line	SAME
Side Setback	15' from property line, except zero lot line interior sideyard setback	SAME
Building Height	25'	SAME
Shared Driveways	Required	SAME

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

The following described property be zoned Residential Single Family with a maximum of 4 units per acre (RSF-4):

LOT 2 REA MINOR SUB, SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, AS RECORDED IN PLAT BOOK 14, PAGE 258 OF THE RECORDS OF THE MESA COUNTY RECORDER.

The following described property be zoned Planned Residential with a maximum of 4.4 units per acre (PR-4.4) with those "Plan requirements" as shown above:

LOTS 1, 2, 3, 4, LESLEE MINOR SUB, SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, AS RECORDED IN PLAT BOOK 14, PAGE 221 OF THE RECORDS OF THE MESA COUNTY RECORDER.

Introduced on first reading this 21st day of May, 1997.

PASSED and ADOPTED on second reading this 4th day of June, 1997.

/s/ Janet L. Terry  
Mayor

ATTEST:

/s/ Christine English  
Acting City Clerk