

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3051

ZONING A PARCEL OF LAND AT 2558 F ROAD

Recitals.

A rezone from Residential Single Family 8 units per acre (RSF-8) to Planned Residential 9.1 units per acre (PR-9.1) has been requested for the property located at 2558 F Road for purposes of subdividing the property into two parcels in order to construct a 5-plex on one lot and add a second unit to create a duplex on the other. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (8-11.9 units per acre). City Council also 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 March 10, 1998 hearing, recommended approval of the rezone request from RSF-8 to PR-9.1.

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 9.1 UNITS PER ACRE (PR-9.1):

Beginning 13 Rods West of the Southeast corner of the W1/2 SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, thence North 20 Rods, thence West 7 Rods, thence South 20 Rods, thence East 7 Rods to beginning, except road right-of-way granted to City of Grand Junction recorded April 27, 1983 in Book 1429 at page 578, Mesa County, Colorado.

- 1) The use allowed for this zone and property shall be multifamily comprised of a duplex and a 5-plex (7 units total).
- 2) The bulk requirements for this zone and property shall be as follows:
  - Maximum Height of Structure: 25 feet
  - Maximum Lot Coverage by Structures: 60%
  - Front Yard Setback: 35 feet
  - Side Yard Setback: 5 feet
  - Rear Yard Setback: 15 feet
- 3) The architectural style shall be similar to that shown on the applicant's conceptual drawings in terms of roof shape, exterior materials, fenestration and other building details.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of March, 1998.

PASSED on SECOND READING this 1st day of April, 1998.

ATTEST:

/s/ Stephanie Nye

/s/ Janet L. Terry

City Clerk

President of Council