

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3081
ZONING A PARCEL OF LAND ON THE SOUTHEAST CORNER OF 25 and G ROADS

Recitals.

A rezone from Planned Residential 3.8 units per acre (PR-3.8) to Planned Residential 4.4 units per acre (PR-4.4) has been requested for the property located on the southeast corner of 25 and G Roads for purposes of subdividing the property into 197 residential lots in order to construct 135 detached single family residences, 14 attached single family residences (7 groups of 2 attached homes), and 48 townhome units to be known as the Country Crossing subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (4-7.9 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 November 10, 1998 hearing, recommended approval of the rezone request from PR-3.8 to PR-4.4.

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 4.4 UNITS PER ACRE (PR-4.4):

Beginning at the Mesa County Survey Marker at the SW corner of the NW1/4 NW1/4 of Section 3, whence the Mesa County Survey Marker at the NW corner of Section 3 bears N00degrees00'00"E 1319.97' for a basis of bearings, with all bearings contained herein relative thereto; thence along the west line of the NW1/4 NW1/4 N00degrees00'00"E 1139.97'; thence N89degrees56'41"E 220.00'; thence N00degrees00'00"E 180.00' to the north line of the NW1/4 NW1/4; thence along said line N89degrees56'41"E 859.25' to a point on the easterly right-of-way of the Grand Junction and Grand River Valley Railway (as described in Book 125, Pages 286-288); thence following along the easterly line of right-of-way S13degrees59'29"E 989.71' to a point on the east line of the W1/2 NE1/4 NW1/4; thence S00degrees02'09"E 371.96' to the Mesa County Survey Marker at the SE corner of the NW1/4 NW1/4; thence S00degrees01'00"E 147.21'; thence S74degrees27'00"W 1084.29'; thence S64degrees16'00"W 141.00'; thence S90degrees00'00"W 147.32' to a point on the west line of the SW1/4 NW1/4 of Section 3; thence along said line N00degrees00'50"E 510.40' to the POB; containing 46.839 acres more or less.

- 1) The uses allowed for this zone and property shall be attached and detached single family residential and townhomes.
- 2) The bulk requirements for this zone and property shall be as follows:

Minimum Street Frontage:	20 feet
Side Yard Setback:	
Principal Structure:	5 feet
Accessory Structure:	3 feet
Attached Single Family:	0 feet
Rear Yard Setback:	
Principal Structure:	20 feet
Accessory Structure:	10 feet
Front Yard Setback:	23 feet
Maximum Lot Coverage	
By Structures:	35 percent
Maximum Building Height:	32 feet

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

PASSED on SECOND READING this 2nd day of December, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of Council