

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3170

ZONING A PARCEL OF LAND LOCATED AT 2844 KENNEDY AVENUE

Recitals.

A rezone from Residential Single Family 8 units per acre (RSF-8) to Planned Residential 6.9 units per acre (PR-6.9) has been requested for a parcel of land located at 2844 Kennedy Avenue for purposes of developing a residential development with 11 attached single family lots. 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 July 13, 1999 hearing, recommended approval of the rezone request from RSF-8 to PR-6.9 and approved a Preliminary Plan for the Camelot Gardens subdivision.

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 6.9 UNITS PER ACRE:

Lot 2, Glotfelty Minor Subdivision

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

Minimum Lot Area	4,000 square feet
Maximum Units per Gross Acre	6.9
Minimum Street Frontage	15 feet
Maximum Height of Structures	32 feet
Minimum Lot Width	40 feet
Minimum Front Yard	15 feet; 20 feet minimum setback to all garages
Minimum Rear Yard	15 feet
Minimum Side Yard	0 feet for attached units; 5 feet if detached
Maximum Coverage of Lot By Structure	45%

INTRODUCED for FIRST READING and PUBLICATION this 21st day of July, 1999.

PASSED and APPROVED this 4th day of August, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council