

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3181
ZONING A PARCEL OF LAND LOCATED ON THE NORTHWEST
CORNER OF F-1/2 and 30 ROADS

Recitals.

A rezone from Residential Single Family 5 units per acre (RSF-5) to Planned Residential 4.3 units per acre (PR-4.3) has been requested for the parcel of land located on the northwest corner of F-1/2 and 30 Roads to develop the proposed Brookside Subdivision consisting of 80 detached single family units and 40 attached single family units. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium 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 August 10, 1999 hearing, recommended approval of the rezone request from RSF-5 to PR-4.3 and approved a Preliminary Plan for the Brookside 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 4.3 UNITS PER ACRE:

The SE1/4SW1/4NE1/4 and that part of the SE1/4NE1/4 lying South of the Palisade Canal, and that part of the NE1/4SW1/4NE1/4 lying South and West of the Palisade Canal and South and East of the drainage ditch, all in Sec 5 T1S R1E of the U.M. Mesa Co, CO

- 1) The uses allowed for this zone and property shall include attached single family, detached single family and open space.
- 2) The bulk requirements for this use and zone shall be as follows:

Minimum Lot Area – Single Family Detached:	6,100 sf
Minimum Lot Area – Single Family Attached:	3,500 sf
Maximum Height of Structures:	32 feet
Minimum Front Yard (all lots):	20 feet
Minimum Rear Yard Principal Structure:	20 feet
Minimum Side Yard Principal Structure:	0 feet for attached units; 5 feet if detached
Minimum Rear Yard Accessory Structure:	5 feet (on rear half of parcel)
Minimum Side Yard Accessory Structure:	3 feet
Maximum Coverage of Lot By Structure:	45%; 35% Lots 1 and 2 Block 5 and Lot 1 Block 6 Filing 1; Lot 6 Block 6, Filing 3.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of August, 1999.

PASSED and ADOPTED this 1st day of September, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council