

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3198

Amending Ordinance No. 3170
Which zoned 2844 Kennedy Avenue to PR 6.9

Recitals.

Ordinance 3170 zoned a parcel of land located at 2844 Kennedy Avenue to PR 6.9. The rezone was approved for purposes of developing a residential development with 11 attached single family lots known as the Camelot Gardens Subdivision. The City Council found that the rezone met the goals and policies and future land use set forth by the *Growth Plan* (4-7.9 units per acre). City Council also found that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code had been satisfied.

The Grand Junction Planning Commission, at its October 12, 1999 hearing, recommended approval of the request to amend this PR 6.9 zone district to reduce the rear yard setback for Lots 1, 2, 6 and 7 of Block 2 in the approved Camelot Subdivision.

The City Council having been duly advised finds the reduction in the rear yard setback from 15 feet to 12 feet for Lots 6 & 7 of Block 2 and from 15 feet to 10 feet for Lots 1 & 2 of Block 2 shall be established.

City Council further finds that all other existing requirements of the PR 6.9 zone district for lot 2, Glotfelty Minor Subdivision established by Ordinance 3170 shall remain in full effect.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT ORDINANCE 3170 IS AMENDED AS FOLLOWS:

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 property shall be:

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

Except: the rear yard setback for lots 6 & 7 of Block 2 shall be 12 feet and for lots 1 & 2 of Block 2 shall be 10 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 20th day of October, 1999.

PASSED and APPROVED this 3rd day of November, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council