

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3274

**ZONING TWO PARCELS OF LAND LOCATED
SOUTH OF PATTERSON ROAD AND EAST OF 28½ ROAD TO PD
(THE LEGENDS SUBDIVISION)**

Recitals.

A rezone from the Planned Development (PD) district and the Residential Single Family not to exceed five dwellings per acre (RSF-5) district to the Planned Development (PD) has been requested for the properties located at the Southeast corner of Patterson Road and 28 ½ Road for purposes of developing a 178 dwelling unit subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (4-8 dwelling units per acres and 8-12 dwelling units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its June 13, 2000 hearing, recommended approval of the rezone request from the PD and RSF-5 districts to the PD district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE PLANNED DEVELOPMENT (PD) DISTRICT:

Beginning at the North ¼ Section 7 T1S R1E UM; thence South 00° 17' 43" East, a distance of 50.00' to the true point of beginning; thence South 00° 17' 43" East, a distance of 65.23'; thence North 89° 42' 17" East, a distance of 115.00'; thence South 00° 17' 43" East, a distance of 1199.43'; thence South 89° 58' 50" West, a distance of 90.00'; thence South 00° 17' 25" East, a distance of 250.90'; thence North 80° 34' 38" East, a distance of 94.68'; thence South 79° 02' 22" East, a distance of 676.00'; thence North 58° 39' 38" East, a distance of 195.00'; thence South 87° 52' 22" East, a distance of 138.00'; thence South 56° 03' 22" East, a distance of 263.00'; thence North 85° 29' 34" East, a distance of 12.96'; thence North 00° 10' 31" West, a distance of 44.70'; thence South 72° 36' 18" East, a distance of 24.93'; thence South 72° 36' 18" East a distance of 75.07'; thence North 42° 33' 42" East, a distance of 543.00'; thence South 89° 53' 42" West, a distance of 464.00'; thence South 89° 58' 57" West, a distance of 494.02'; thence North 00° 12' 21" West, a distance of 1266.55'; thence South 89° 48'34" West, a distance of 825.42'; which is the point of beginning, having an area of 1405719.71 square feet, 32.271 acres.

1) The use allowed for this zone and property shall be mixed residential (98 single family attached and detached dwelling units and 80 single family townhouse units in

four unit blocks) along with .59 acres of active recreational open space, consisting of a volleyball court with barbecue facilities (Tract B) and a children's playground with picnic facilities (Tract G) and 11.64 acres of passive open space with various trails and a detention facility as described in applicant's project narrative and reflected on the preliminary plat contained in City Community Development Department File RZP-2000-067.

2) The bulk requirements allowance for this zone and property shall be as follows:

Townhouse Development:

- a. Minimum street frontage..... As designated on the Preliminary Plan.
- b. Maximum height of structures..... 32 feet.
- c. Minimum lot width..... As designated on the Preliminary Plan.
- d. Minimum setbacks..... As designated on the Preliminary Plan.

Single Family Dwelling (detached)

- a. Minimum street frontage..... 15 feet.
- b. Maximum height of structures..... 32 feet.
- c. Minimum lot width..... 40 feet.
- d. Minimum side yard setback
 - Principal structure..... 5 feet.
 - Accessory structure..... 3 feet.
- e. Minimum rear yard setback
 - Principal structure..... 10 feet.
 - Accessory structure..... 3 feet.
- f. Minimum front yard setback.....15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

Single Family Dwellings (attached)

- a. Minimum street frontage.....15 feet.
- b. Maximum height of structures..... 32 feet.
- c. Minimum lot width..... 40 feet.
- d. Minimum side yard setback
 - Principal structure.....5/0 feet.
 - Accessory structure..... 3 feet.
- e. Minimum rear yard setback
 - Principal structure.....10 feet.
 - Accessory structure..... 3 feet.
- f. Minimum front yard setback.....15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of June, 2000.

PASSED on SECOND READING this 5th day of July, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council