

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3341

**CORRECTING ZONING OF THE FAIRCLOUD SUBDIVISION
LOCATED AT THE NORTHEAST CORNER OF
F $\frac{1}{2}$ AND 30 ROAD
(FROM RSF-4 TO PD)**

Recitals.

Faircloud Subdivision consists of 55 lots on approximately 16.53 acres in three filings. When annexed to the City as part of the Darla Jean Annexation, this parcel was zoned RSF-4. As part of an approved development application, Faircloud was zoned to PR 3.4 on April 1, 1998.

When the revised zoning map was adopted on March 7, 2000 these parcels were inadvertently zoned RSF-4 instead of PD (Planned Zone), reflecting the existing zoning of PR 3.4. The PD zone is necessary to develop this subdivision as intended. Unless the zoning is corrected, side yard setbacks and lot sizes in the subdivision would become nonconforming. The subdivision is only partially built out.

The original planned zone for this subdivision had no default standards since it was approved under the former code, which did not require them. A default zone of RSF-4 is recommended. The density of this subdivision, 3.33 dwellings per acre, most closely corresponds with the density of the RSF-4 zone district. All standards of the RSF-4 zone district, including allowed uses, apply to this subdivision unless stated otherwise in the bulk standards approved for this planned zone.

The Future Land Use Map of the Growth Plan shows a Residential Medium Low 2-4 dwellings per acre designation for this parcel. The PD zone is in conformance with this designation as it was when it was originally zoned.

At its hearing of April 10, 2001 the City Planning Commission recommended approval of this correction to the zoning map.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Council finds that the zoning for this parcel was in error and hereby corrects the zoning map to show the following described parcels to be zoned PD with an underlying default zone of RSF-4. The bulk standards of this PD zone are as follows:

Faircloud Planned Zone Bulk Requirements

Front Yard Setback	Principal Structure	20 feet
Side Yard Setback	Principal Structure	5 feet
Rear Yard Setback	Principal Structure	25 feet
Front Yard Setback	Accessory Structure	20 feet
Side Yard Setback	Accessory Structure	3 feet
Rear Yard Setback	Accessory Structure	10 feet
Height		32 feet
Max. Lot Coverage*		35%
Lot Area		6343 SF
Lot Width		62.5 feet
Street Frontage		18.81 feet

*Maximum lot coverage is calculated using the definition in the Zoning and Development Code adopted by the Grand Junction City Council on July 5, 1989 by Ordinance No. 2432 with text amendments/revisions passed and adopted on May 21, 1997.

The following described parcel is hereby zoned PD:

Faircloud Subdivision as recorded in Plat Book 16, Pages 292-293.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of April, 2001.

PASSED on SECOND READING this 2nd day of May, 2001.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council