

ORDINANCE NO. 3812

AN ORDINANCE AMENDING THE EXISTING PD ZONING FOR A PARCEL OF  
LAND LOCATED AT 2459 F ¼ ROAD KNOWN AS THE GLENS AT CANYON  
VIEW

Recitals.

A rezone from Planned Development – 17 units per acre (PD-17) to Planned Development -14 units per acre (PD-14) has been requested for the property located at 2459 F ¼ Road, as part of the previously known as “The Homestead Subdivision” and the “Hacienda Subdivision”, now to be known as “The Glens at Canyon View”, for purposes of developing a residential project of mixed multi-family housing types on 20.942 acres, as follows: 151 townhouses; and 144 condominium units, for a total of 295 dwelling units. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (12+ 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 28, 2005 hearing, recommended approval of the rezone request from PD 17 to PD 14 and approval of the Preliminary Planned Development (PD) for The Glens at Canyon View.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT 14 UNITS PER ACRE (PD 14):

THE GLENS AT CANYON VIEW

A PARCEL OF LAND SITUATED IN BLOCKS 1 AND 2 OF THE HOMESTEAD IN GRAND JUNCTION AS RECORDED IN RECEPTION NO. 1930890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, SE1/4 SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 1 THE POINT OF BEGINNING; THENCE S00°02'34"W ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 1 A DISTANCE OF 632.70 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°51'30"W ALONG THE SOUTHERLY LINE OF SAID BLOCK 1 A DISTANCE OF 659.81 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHERLY BOUNDARY BLOCK 1 S89°50'25"W ALONG THE SOUTHERLY

BOUNDARY OF SAID BLOCK 2 A DISTANCE OF 494.90 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 S00°01'58"W A DISTANCE OF 334.41 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 S89°44'14"W A DISTANCE OF 164.95 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 N00°01'51"E A DISTANCE OF 334.71 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 S89°50'25"W A DISTANCE OF 327.89 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 N00°10'17"W A DISTANCE OF 632.69 FEET; THENCE CONTINUING ALONG SAID BLOCK 2 N89°50'05"E A DISTANCE OF 429.17 FEET TO A POINT ON THE BOUNDARY FOR THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 1 AS RECORDED IN RECEPTION NO. 1963289 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID BLOCK 2 S00°02'24"W ALONG SAID CONDOMINIUM MAP 1 A DISTANCE OF 210.59 FEET; THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 23°10'17", A DISTANCE OF 72.80 FEET (CHORD BEARS N78°22'30"W 72.30 FEET); THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 N89°57'36"W A DISTANCE OF 50.55 FEET; THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 S00°02'24"W A DISTANCE OF 32.00 FEET; THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 27°46'23", A DISTANCE OF 8.73 FEET (CHORD BEARS S76°04'18"E 8.64 FEET); THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF 16°44'24", A DISTANCE OF 132.06 FEET (CHORD BEARS S05°25'46"W 131.59 FEET); THENCE CONTINUING ALONG SAID CONDOMINIUM MAP 1 S89°57'36"E A DISTANCE OF 133.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN RECEPTION NO. 2153580 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID CONDOMINIUM MAP 1 S00°02'24"W ALONG SAID BOUNDARY A DISTANCE OF 93.31 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S89°57'36"E A DISTANCE OF 35.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY N00°02'24"E A DISTANCE OF 93.31 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 3 AS RECORDED IN RECEPTION NO. 2024406 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING SAID RECEPTION NO. 2153580 S89°57'36"E ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 101.05 FEET TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM MAP 3; THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM MAP 3 N00°02'24"E A DISTANCE OF 7.65 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID RECEPTION NO. 2153580; THENCE LEAVING SAID CONDOMINIUM MAP 3 S89°57'36"E A DISTANCE OF 216.75 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 4 AS RECORDED

IN RECEPTION NO. 2031996 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE S00°02'24"W ALONG THE BOUNDARY OF SAID CONDOMINIUM MAP 4 A DISTANCE OF 6.51 FEET; THENCE CONTINUING ALONG SAID BOUNDARY CONDOMINIUM MAP 4 S89°57'36"E A DISTANCE OF 90.33 FEET; THENCE CONTINUING ALONG SAID BOUNDARY CONDOMINIUM MAP 4 N34°52'14"W A DISTANCE OF 44.27 FEET; THENCE CONTINUING ALONG SAID BOUNDARY CONDOMINIUM MAP 4 N00°02'24"E A DISTANCE OF 122.93 FEET; THENCE CONTINUING ALONG SAID BOUNDARY CONDOMINIUM MAP 4 N89°57'36"W A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BLOCK 1; THENCE LEAVING SAID BOUNDARY CONDOMINIUM MAP 4 N00°02'24"E ALONG SAID BLOCK 1 A DISTANCE OF 202.19 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE N89°51'56"E ALONG SAID BLOCK 1 A DISTANCE OF 472.01 FEET; THENCE CONTINUING ALONG SAID BLOCK 1 S00°08'49"E A DISTANCE OF 171.74 FEET; THENCE CONTINUING ALONG SAID BLOCK 1 N89°49'13"E A DISTANCE OF 140.03 FEET; THENCE CONTINUING ALONG SAID BLOCK 1 N00°09'42"W A DISTANCE OF 171.62 FEET; THENCE CONTINUING ALONG SAID BLOCK 1 N89°51'56"E A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 20.942 ACRES, MORE OR LESS.

- 1) The uses allowed for this zone and property shall be townhomes and condominiums.
- 2) The underlying zoning is RMF-16.
- 3) The development will contain at a minimum tot-lots, two pet parks with appropriate waste disposal, gazebos, picnic areas, sand volleyball court and a pedestrian pathway system.
- 4) The ordinance further allows for public and private streets. All street crossings are to be marked for safe pedestrian crossing.
- 5) The ordinance allows for a deviation from the required subdivision perimeter fencing by providing an undulating berm with landscaping, 2 to 3 feet tall.
- 6) Buffering and setbacks are as follows, and as provided in the project narrative and concept drawings dated June 8, 2005:

INTRODUCED on first reading on the 6<sup>th</sup> day of July, 2005 and ordered published.

PASSED on this 20<sup>th</sup> day of July, 2005.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Bruce Hill  
President of Council