

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3872

AN ORDINANCE REZONING THE ARBORS SUBDIVISION
LOCATED AT 2910 ORCHARD AVENUE TO PD (PLANNED DEVELOPMENT)

Recitals.

A rezone from RMF-8 (Residential Multi-Family, not to exceed eight dwelling units per acre) to Planned Development 5.04 dwelling units per acre (PD-5.04) has been requested for the property located at 2910 Orchard Avenue, as part of the "Arbors Subdivision", for purposes of developing a residential project of single-family attached and single-family detached dwelling units on 20.394 acres of land, with some sub-units allowed over selected garages. The total number of residential lots is 96. This does not count the allowed number of sub-units, nor are the sub-units part of the density calculation.

The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (4 to 8 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 February 14, 2006 hearing, recommended approval of the rezone request from RMF-8 to PD and approval of the Preliminary Planned Development (PD) for the Arbors 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 DEVELOPMENT:

THE ARBORS SUBDIVISION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7, the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 8, all in Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter (E 1/4) corner of said Section 7 and assuming the North line of the SW 1/4 SE 1/4 of said Section 8 bears N 89°55'35" W with all other bearings contained herein being relative thereto; thence from said Point

of Beginning, N 89°45'54" W along the South line of the SE 1/4 NE 1/4 of said Section 7 (being the North line of the Central Fruitvale Annexation, Ordinance No. 1133, City of Grand Junction) a distance of 634.71 feet; thence N 00°03'21" W a distance of 5.00 feet; thence S 89°45'54" E along a line 5.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 7, a distance of 356.44 feet; thence N 00°14'06" E a distance of 35.00 feet; thence S 89°45'54" E along a line 40.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 7, a distance of 169.80 feet; thence S 00°14'06" W a distance of 35.00 feet; thence S 89°45'54" E along a line 5.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 7, a distance of 108.47 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 7; thence N 00°04'18" W along the East line of the SE 1/4 NE 1/4 of said Section 7, a distance of 45.00 feet; thence N 89°55'35" E along a line 50.00 feet North of and parallel with, the North line of the SW 1/4 SE 1/4 of said Section 8, a distance of 272.00 feet; thence N 00°04'18" W, along the East line of Ditto Addition, as same is recorded in Plat Book 11, Page 350 and the East line of Wood's Addition, as same is recorded in Plat Book 12, Page 96, Public Records of Mesa County, Colorado, a distance of 533.53 feet, more or less, to a point in the centerline of the Grand Valley Canal; thence Northeasterly traversing the centerline of said Grand Valley Canal to a point on the East line of the SW 1/4 NW 1/4 of said Section 8; thence S 00°03'33" E a distance of 1208.32 feet, more or less, to the Southeast corner of the SW 1/4 NW 1/4 of said Section 8; thence S 00°04'25" E along the East line of the NW 1/4 SW 1/4 of said Section 8, a distance of 50.00 feet; thence S 89°55'35" W along the North line of Racquet Club Apartments Subdivision, as same is recorded in Plat Book 12, Page 215, Public Records of Mesa County, Colorado, being a line 50.00 feet South of and parallel with, the North line of the SW 1/4 SE 1/4 of said Section 8, a distance of 1061.70 feet; thence N 00°04'25" W a distance of 50.00 feet to a point on the North line of the SW 1/4 SE 1/4 of said Section 8; thence S 89°55'35" W along the North line of the SW 1/4 SE 1/4 of said Section 8, a distance of 255.02 feet; thence S 00°03'21" E along a line 5.00 feet East of and parallel with, the East line of the NE 1/4 SE 1/4 of said Section 7 a distance of 656.04 feet; thence N 89°45'54" W a distance of 5.00 feet to a point on the East line of the NE 1/4 SE 1/4 of said Section 7; thence N 00°03'21" W along the East line of the NE 1/4 SE 1/4 of said Section 7 (being the East line of the Central Fruitvale Annexation, Ordinance No. 1133, City of Grand Junction), a distance of 656.01 feet, more or less, to the Point of Beginning.

CONTAINING 22.84± Acres (994,911± Sq. Ft.), more or less, as described.

- 1) The uses allowed for this zone and property shall be single-family attached and single family detached units.
- 2) Sub-units will be allowed over garages that can provide adequate off-street parking. Such units do not count towards the overall density. Sub-units shall

meet the requirements of Section 4.1 of the Zoning and Development Code, Ordinance No. 3390, effective January 20, 2002.

- 3) The underlying zoning is RMF-8.
- 4) The ordinance allows for a deviation from the required setbacks of the RMF-8 zoning district. The setbacks are as follows:

BLOCK	FRONT		REAR			SIDE (NOTE *)	
	PRINCIPAL	GARAGE	PRINCIPAL	GARAGE	ACCESSORY	PRINCIPAL	ACCESSORY
1	15'	20'	10'	N/A	5'	5'	3'
2	15'	20'	10'	N/A	5'	5'	3'
3	15'	20'	10'	N/A	5'	5'	3'
4	15'	20'	10'	N/A	5'	5'	3'
5	15'	20'	10'	N/A	5'	5'	3'
6	15'	N/A	10'	20'	5'	5'	3'
7	15'	N/A	10'	20'	5'	5'	3'
8	15'	N/A	10'	20'	5'	5'	3'
9	15'	N/A	10'	20'	5'	5'	3'
10	15'	N/A	10'	20'	5'	5'	3'
11	15'	N/A	10'	20'	5'	5'	3'

* ALL LOTS 55 FEET IN WIDTH OR LESS MAY HAVE ZERO SIDEYARD SETBACKS TO ACCOMMODATE ATTACHED DWELLINGS.

- 5) A deviation from the required 14-foot multipurpose easement is allowed along those streets that are served by an alley. The multi-purpose easement is reduced to 9 feet along the streets of Blocks 6, 7, 8, 9, 10 and 11. An easement for utilities will be provided in the alleyways of those Blocks.
- 6) Further clarification can be found in the project narrative and the preliminary plans dated "revised December 22, 2005", in file number PP-2005-105.

This PD Ordinance shall become effective upon recoding of the Final Plat. If the Planned Development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the RMF-8 zoning district.

INTRODUCED on first reading on the 15th day of February, 2006 and ordered published.

PASSED on this 1st day of March, 2006.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of Council