

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4187

**AN ORDINANCE ZONING APPROXIMATELY 148.3 ACRES TO
PD, PLANNED DEVELOPMENT, WITH R-2, RESIDENTIAL – 2 UNITS/ACRE AS THE
DEFAULT ZONE DISTRICT**

**FOR THE THREE SISTERS PLANNED DEVELOPMENT LOCATED AT
2431 AND 2475 MONUMENT ROAD**

Recitals:

A request for Zoning and Outline Development Plan approval has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 148.3 acres located at 2431 and 2475 Monument Road be zoned PD, Planned Development with the R-2, Residential – 2 units/acre Zone District as the default zoning.

The attached ODP shows approximate areas of proposed open space and areas of slopes greater than 30%. General street and roadway connections and trails are also indicated. Deviations from the R-2 bulk standards, specific design standards and entrance signage details shall be established with the Preliminary Development (Subdivision) Plan.

In a Public Hearing, the City Council reviewed the request for the proposed Rezone to PD, Planned Development and Outline Development Plan, and determined that they satisfied the criteria as set forth and established in Section 2.12 B. 2. of the Zoning and Development Code, and the proposed PD, Planned Development Zoning and Outline Development Plan are consistent with the purpose and intent of the Growth Plan and Redlands Area Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED PD, PLANNED DEVELOPMENT WITH AN R-2, RESIDENTIAL – 2 UNITS/ACRE DEFAULT ZONING DISTRICT:

Parcel Numbers 2945-214-00-071 and 2945-211-00-072
Located at 2431 and 2475 Monument Road

A parcel of land situated in the south half of the northeast quarter, the west half of the southeast quarter, and the northeast quarter of the southwest quarter of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at Mesa County Survey Marker #843 for the center-east sixteenth corner of said Section 21;

Thence along the east line of the northwest quarter of the southeast quarter of said Section 21 South 00°23'51" West, a distance of 1324.30 feet to a #6 rebar with aluminum cap marked "LS 12085" for the southeast sixteenth corner of said Section 21;

Thence along the east line of the southwest quarter of the southeast quarter of Section 21 South 00°30'54" West, a distance of 1312.52 feet to a BLM standard monument for the east sixteenth corner on the south line of said Section 21;

Thence along the south line of said Section 21 North 89°37'12" West, a distance of 1211.24 feet to a BLM standard monument for the corner common to Government Lots 2 and 3 of Section 28, an angle point of the south line of said Section 21;

Thence continuing along the south line of said Section 21 North 89°40'20" West, a distance of 95.65 feet to a BLM standard monument for the south quarter corner of said Section 21;

Thence along the west line of the southwest quarter of the southeast quarter of said Section 21 North 00°14'19" East, a distance of 1304.80 feet to a #6 rebar with aluminum cap marked "LS 12085" for the center-south sixteenth corner of said Section 21;

Thence along the south line of the northeast quarter of the southwest quarter North 89°56'17" West, a distance of 1313.19 feet to a #6 rebar with aluminum cap marked "LS 12085" for the southwest sixteenth corner of said Section 21;

Thence along the west line of the northeast quarter of the southwest quarter of said Section 21 North 00°31'23" East, a distance of 1286.89 feet to Mesa County Survey Marker #842 for the center-west sixteenth corner of said Section 21;

Thence along the north line of the northeast quarter of the southwest quarter of said Section 21 North 89°14'00" East, a distance of 1312.04 feet to the center quarter corner of said Section 21;

North 00°21'50" East, a distance of 44.94 feet to the center line of an old county road as described in Book 649 at Page 30;

Thence along said centerline the following four (4) courses:

1. North 44°28'50" East, a distance of 120.31 feet;
2. North 64°12'50" East, a distance of 722.26 feet;
3. North 70°57'50" East, a distance of 818.34 feet;
4. North 64°32'50" East, a distance of 367.32 feet to the boundary of a right-of-way for Glade Park Highway as dedicated on the plat of Mesa Vista Subdivision, recorded January 1913 at Plat Book 5 Page 17;

Thence along said right-of-way the following three (3) courses:

1. South 25°19'17" East, a distance of 13.96 feet to the beginning of a 736.13 foot radius curve concave to the northwest radial to said line;
2. northeasterly 294.40 feet along the arc of said curve, through a central angle of 22°54'51", with a chord bearing North 53°13'18" East, a distance of 292.44 feet;
3. North 41°45'43" East, a distance of 381.00 feet to the north line of the southeast quarter of the northeast quarter of said Section 21;

Thence along said north line North 89°16'43" East, a distance of 304.00 feet to Mesa County Survey Marker for the north sixteenth corner on the east line of said Section 21;

Thence along the east line of the southeast quarter of the northeast quarter of said Section 21 South 00°05'29" East, a distance of 216.02 feet;

Thence South 68°39'23" West, a distance of 207.07 feet;

Thence South 36°49'52" West, a distance of 411.11 feet;

Thence South 28°24'55" West, a distance of 285.27 feet;

Thence South 16°43'55" East, a distance of 182.53 feet;

Thence South 03°41'40" West, a distance of 260.11 feet to the south line of the southeast quarter of the northeast quarter of said Section 21;

Thence along said south line North 89°46'48" West, a distance of 17.07 feet;

Thence 141.27 feet along the arc of a 45.00 foot radius non-tangent curve to the left, through a central angle of 179°52'19", with a chord bearing North 89°46'48" West, a

distance of 90.00 feet to the south line of the southeast quarter of the northeast quarter of said Section 21;
Thence along said south line North 89°46'48" West, a distance of 680.21 feet to the Point of Beginning.

Containing 148.334 acres (6,461,429 sq. ft.) more or less as described.

PD Phases:

See attached Exhibit A, Outline Development Plan. Each Phase is proposed to be developed within a two (2) year time window. Therefore, this PD Ordinance shall expire in 2020 for the six (6) Phases, unless an extension is granted.

Pod 1 – Range of development to be between 18 and 23 dwelling units on 11.9 acres with a maximum density of 1.93 dwelling units/acre. Access to be provided from Monument Road. Pod 1 to be reviewed and approved by the year 2010.

Pod 2 – Range of development to be between 28 and 35 dwelling units on 16.2 acres with a maximum density of 2.16 dwelling units/acre. Access to be provided from Monument Road. Pod 2 to be reviewed and approved by the year 2012.

Pod 3 – Range of development to be between 6 and 8 dwelling units on 9.8 acres with a maximum density of 0.81 dwelling units/acre. Access to be provided from Monument Road and Random Hills Lane. Pod 3 to be reviewed and approved by the year 2014.

Pod 4 – Range of development to be between 13 and 17 dwelling units on 9.7 acres with a maximum density of 1.75 dwelling units/acre. Access to be provided from Monument Road. Pod 4 to be reviewed and approved by the year 2016.

Pod 5 – Range of development to be between 12 and 22 dwelling units on 17.50 acres with a maximum density of 1.25 dwelling units/acre. Access to be provided from Monument Road. Pod 5 to be reviewed and approved by the year 2018.

Pod 6 – Range of development to be between 22 and 32 dwelling units on 24.5 acres with a maximum density of 1.30 dwelling units/acre. Access to be provided from Monument Road with a secondary access to be provided from Mira Monte that would also serve Pods 3, 4 and 5. Pod 6 to be reviewed and approved by the year 2020.

The overall residential density for the development would be 0.92 dwelling units per acre (1.31 dwelling units per acre net developable land area). The residential development is proposing 44.1 +/- acres of open space and common areas that provide a significant community benefit that may not occur under a straight zoning district that would include recreational amenities like hiking trails and open space that would be dedicated for public use.

INTRODUCED on first reading on the 6th day of February, 2008 and ordered published.

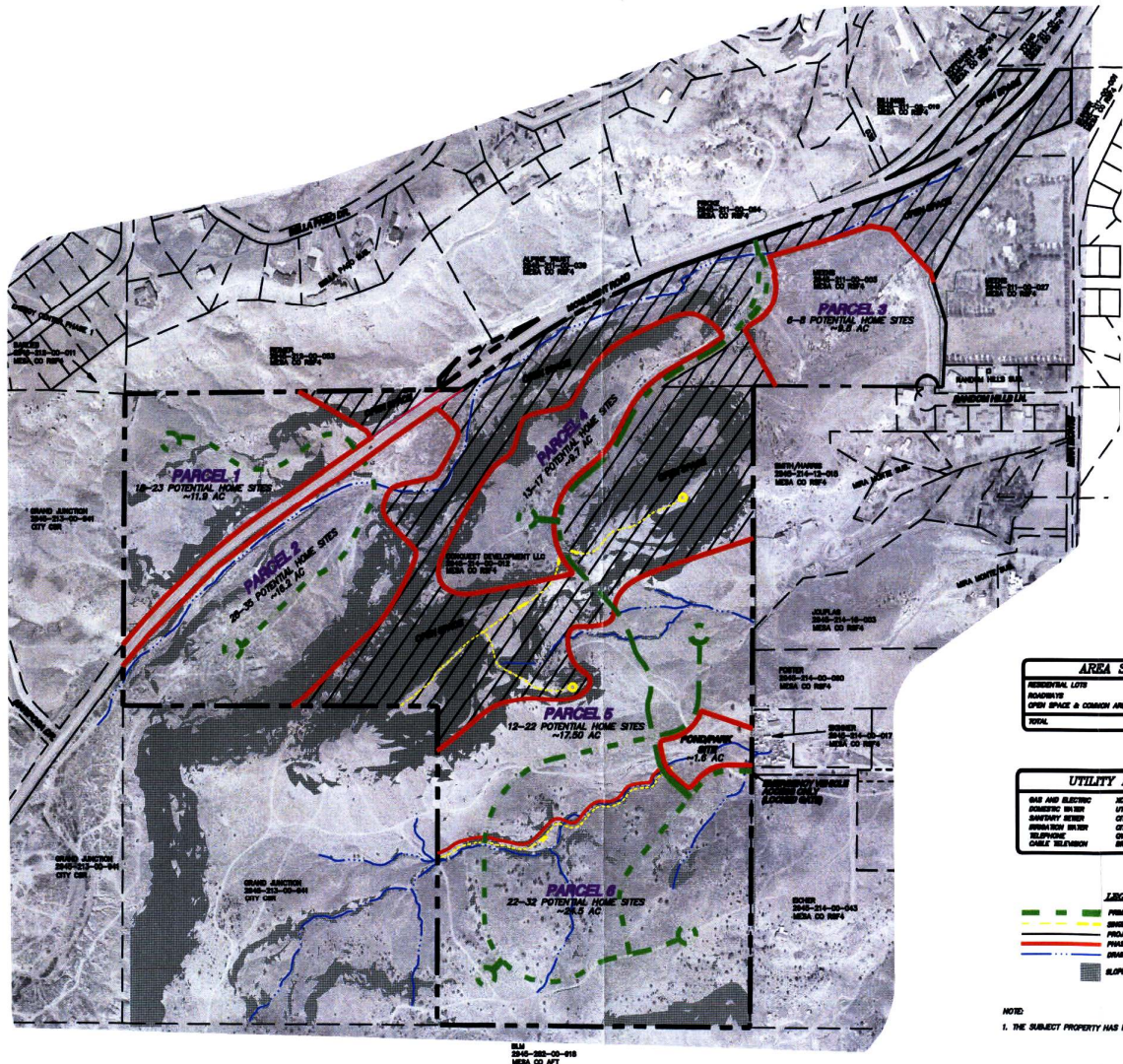
ADOPTED on second reading this 20th day of February, 2008

ATTEST:

/s/: James J. Doody
President of Council

/s/: Stephanie Tuin
City Clerk

EXHIBIT A



AREA SUMMARY

RESIDENTIAL LOTS	86.8 ACRES	80%
ROADWAYS	14.8 ACRES	14%
OPEN SPACE & COMMON AREAS	44.1 ACRES	36%
TOTAL	145.7 ACRES	100%

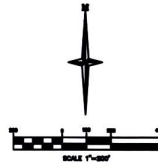
UTILITY PROVIDERS

GAS AND ELECTRIC	WEST ENERGY
SEWER/WATER	UTV WATER
HAZARDOUS WASTE	CITY OF GRAND JUNCTION
TELEPHONE	CITY OF GRAND JUNCTION
CABLE TELEVISION	QUEST
	SEWERAGE COMMISSION

LEGEND

- PRIMARY VEHICULAR CIRCULATION (2-4WAY)
- SINGLE TRACK ROAD TRAILS
- PROJECT BOUNDARY
- PUBLIC DEVELOPMENT AREAS
- DRAINAGES
- SLOPED JOB OR STREWER

NOTE:
1. THE SUBJECT PROPERTY HAS NO PREVIOUSLY DELINEATED FLOOD PLAN.



THREE SISTERS
OUTLINE DEVELOPMENT PLAN - COP

River City CONSULTANTS, INC.
1000 W. GRAND AVENUE, SUITE 100
GRAND JUNCTION, CO 81505
PHONE: 970.241.1111
WWW.RIVERCITYCONSULTANTS.COM

DATE:	SCALE:	SHEET NO.:	OF TOTAL SHEETS:

APPROVED: _____
DATE: _____
PROJECT: _____