

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4278

AN ORDINANCE ZONING THE EAGLE PONTE SUBDIVISION TO PD (PLANNED DEVELOPMENT) ZONE, BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT MU (MIXED USE) ZONE FOR THE DEVELOPMENT OF FIVE LOTS, ONE RESIDENTIAL CONTAINING 76 DWELLING UNITS AND FOUR COMMERCIAL/INDUSTRIAL LOTS

LOCATED 2814 C 3/4 ROAD

Recitals:

A request to zone 10.13 acres to PD (Planned Development) by approval of a Preliminary Development Plan (Plan) with a default MU zone has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (MU) and adopt the Preliminary Development Plan for Eagle Pointe Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the MU zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing more effective infrastructure, needed housing types and innovative design.

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

The following property be zoned PD, Planned Development

- A A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 19, 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 Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 19 and assuming the South line of the NW 1/4 NW 1/4 of said Section 19 bears N89°41'26"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N89°41'26"W along the South line of the NW 1/4 NW 1/4 of said Section 19 a distance of 667.67 feet; thence N00°24'32"W along the West line of that certain parcel of land as described in Book

2757, Page 618, Public Records of Mesa County Colorado, to the Northwest corner of said parcel; thence S89°40'25"E along the North line of said parcel, a distance of 665.63 feet to the Northeast corner of said parcel and being a point on the East line of NW 1/4 NW 1/4 of said Section 19; thence S00°35'08"E along the East line of the NW 1/4 NW 1/4 of said Section 19, a distance of 662.07 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 10.13 acres (441,381 square feet), more or less, as described.

- B. Eagle Pointe Subdivision Preliminary Development Plan is approved with the Findings of Facts, Conclusions and Conditions listed in the Staff Presentations dated August 6, 2008 and August 20, 2008 including attachments and Exhibits.
- C. The default zoning will be MU (Mixed Use).

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

ADOPTED on second reading this 20th day of August, 2008.

ATTEST:

/s/ Gregg Palmer
Gregg Palmer
President of the Council

/s/ Stephanie Tuin
Stephanie Tuin
City Clerk