

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2782

**Ordinance Zoning the Seasons at Tiara Rado,
Part of the South Camp 1,2 & 3 Annexation, to PR-4.4**

Recitals:

The following property has been annexed to the City of Grand Junction as part of the South Camp Annexation and requires a City zoning designation be applied to the property. The property was zoned Planned Unit Development (PUD) in the County. Surrounding County zoning is PR-4 (Planned Residential) and R-2.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to Planned Residential with a maximum density of 4.4 units per acre and Planned Commercial uses not to exceed 12,000 sq. ft.

The City Council finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Grand Junction Zoning and Development Code.

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

The attached described properties are zoned Planned Residential with a maximum of 4.4 units per acre and Planned Commercial not to exceed 12,000 sq. ft. and with the following provisions:

Permitted Uses:

1. Residential Single Family, attached
Single Family, detached
Duplexes
Multifamily (maximum of 12 units per building)

2. Non-residential

Nonresidential development is permitted only on Tract 9 and is limited to the following uses:

The following uses shall be allowed uses on and within Tract 9:

Video store; beauty shop; barber/hair care shop; self-service laundromat; medical and/or dental clinic; professional offices; pharmacy; cafe or small restaurant (maximum seating capacity of 25); neighborhood convenience goods store

The following uses may be allowed upon issuance of a conditional use permit by the Planning Commission:

Restaurant (seating capacity greater than 25)

The following use(s) may be allowed upon the issuance of a special use permit by the Director of Community Development:

Dance or music school; automatic teller machine (ATM)

All nonresidential development shall be adequately buffered from residential uses. Tract 9 shall be planned and designed as a single parcel.

Gross Density: Not to exceed 4.4 units/acre. Density not to exceed eight units per acre in any phase except Tract 9. Nonresidential development to be limited to Tract 9 and shall be limited to no greater than 12,000 square feet.

Minimum Setbacks from Golf Course:

To be determined on a lot by lot basis for each future phase with design considerations to minimize potential conflicts between residential uses and the golf course.

Minimum Required Open Space:

Within all multifamily residential phases, a minimum of 20% developed active and/or passive recreation/open space area shall be provided.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of October, 1994.

PASSED and ADOPTED on SECOND READING this 2nd day of November, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council

A PART OF THE SOUTH CAMP ANNEXATION 1,2 & 3 - THE SEASONS AT TIARA RADO

LEGAL DESCRIPTION:

A tract of real property located in the N1/2 of Section 27, Township 11 S, Range 101 W, of the 6th Principal Meridian, and being more particularly described as follows: Beginning at the SW corner of the SE1/4 NE1/4 of said Section 27; thence N89°05'34"W 1355.14 feet along the S line of the W1/2 NE1/4 of said Section 27; thence N44°31'44"W 1162.55 feet along the diagonal toward the NW 1/16 corner of said Section 27 to a point in the draw; thence along said draw N52°35'40"E 43.76 feet; thence N14°34'44"E 58.25 feet; thence N55°50'35"W 77.45 feet; thence N05°17'06"E 244.97 feet; thence N00°16'32"E 206.52 feet; thence N33°45'21"E 327.03 feet; thence N61°09'05"E 341.69 feet to the intersection of the draw centerline with the boundary of the Tiara Rado Golf Course; thence along the boundary of said Golf Course the following 14 courses: S06°22'49"W 336.55 feet; thence S12°10'00"E 315.00 feet; thence S47°34'58"E 117.675 feet; thence S81°57'13"E 189.139 feet; thence S42°53'38"E 747.487 feet; thence S87°42'25"E 453.150 feet; thence N78°17'21"E 84.188 feet; thence N64°00'53"E 91.539 feet; thence N03°12'18"E 95.798 feet; thence N19°58'10"W 202.564 feet; thence N00°57'53"W 332.673 feet; thence N05°22'31"W 501.897 feet; thence N06°37'49"E 220.950 feet; thence N10°05'43"E 129/931 feet; thence leaving said boundary, N89°51'13"E 239.98 feet to the E line of said W1/2 NE1/4; thence along said E line S00°58'30"E 1169.96 feet; thence N89°53'22"E 272.86 feet; thence S43°21'45"E 120.13 feet; thence S20°18'34"E 90.47 feet; thence S06°15'26"W 360.75 feet; thence S12°30'26"W 329.70 feet; thence S35°56'26"W 18.55 feet to the S line of the NE1/4 of said Section 27; thence N89°05'34"W 250.40 feet to the point of beginning.

A tract of land located in a part of the NW1/4 NE1/4 of Section 27,m Township 11 S, Range 101 West of the 6th Principal Meridian, being more particularly described as follows: Commencing at the N quarter corner of said Section 27; thence S88°33'36"E along the N line of the NE1/4 of said Section 27 a distance of 689.21 feet to the True Point of Beginning; thence continuing S88°33'36"E along said N line of the NE1/4 of Section 27 a distance of 639.98 feet to the NE corner of the NW1/4 NE1/4 of said Section 27; thence S01°05'29"E along the E line of the NW1/4 NE1/4 of Section 27 a distance of 642.861 feet; thence N89°51'13"W 242.465 feet to a point on the Boundary of Tiara Rado Golf Course as filed and recorded in Book 1031, Page 20 of the Mesa County records; thence along said boundary of the Tiara Rado Golf Course by the following five (5) courses and distances: N56°07'45"W 98.702 feet; S69°26'19"W 315.089 feet; N49°07'26"W 301.906 feet; N37°46'27"W 58.895 feet; N45°36'26"W 32.030 feet; thence N00°32'00"E 30.78 feet; thence

N31°29'00"E 77.90 feet; thence N20°49'00"E 209.30 feet; thence N40°46'00"E 83.70 feet; thence N52°55'00"E 64.15 feet; thence N32°34'00"E 62.182 feet to the True Point of Beginning, County of Mesa, State of Colorado.

Beginning at the N quarter corner of Section 27, Township 11S, Range 101W of the 6th Principal Meridian; thence S00°01'E 50 feet; thence N89°59'E 20 feet; thence S00°01'E 250 feet; thence S68°29'E 445.64 feet to the centerline of Redlands Water and Power Company 2nd Lift Canal; thence along centerline of said Canal N00°32'E 30.78 feet; thence N31°29'E 77.9 feet; thence N20°49'E 209.3 feet; thence N40°46'E 83.7 feet; thence N52°55'E 64.15 feet; thence N32°34'E 62.8 feet to the N line of said Section 27; thence leaving centerline of said canal N88°36"W 689.36 feet along N line of said section 27 to the Point of Beginning.