

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2840
ZONING A PORTION OF THE POMONA PARK ANNEXATION
CIMARRON NORTH SUBDIVISION TO PR-3.7

Recitals:

Cimarron North Subdivision, located north of F 1/2 Road and south and west of the Grand Valley Canal, was annexed as a part of the Pomona Park Annexation. The subdivision, consisting of 19 proposed lots on 5.19 acres, received Official Development Plan approval by Mesa County prior to annexation.

Planning Commission, at their April 4, 1995 hearing, recommended approval of a City zone of Planned Residential (PR) with a density not to exceed 3.7 units per acre and accepted the County approval of the Official Development Plan as a Preliminary Plan.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the PR zoning to be appropriate.

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

That the following described property is hereby zoned Planned Residential (PR) with a density not to exceed 3.7 units per acre:

A PARCEL OF LAND SITUATE IN THE E 1/2 SW 1/4 NE 1/4, SEC.3, T1S, R1W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER 1/4 CORNER OF SAID SEC.3, THENCE ALONG THE SOUTH LINE OF SAID E 1/2 SW 1/4 NE 1/4 S 89°55'45" E A DISTANCE OF 1319.09 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 NE 1/4 AND TRUE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SW 1/4 NE 1/4 NORTH A DISTANCE OF 176 FEET MORE OR LESS TO THE CENTERLINE OF THE GRAND VALLEY CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES:

- 1) N 61°15'48" W A DISTANCE OF 481.40 FEET;
- 2) N 70°15'39" W A DISTANCE OF 74.82 FEET;
- 3) N 77°05'13" W A DISTANCE OF 150 FEET MORE OR LESS TO THE WEST LINE OF SAID E 1/2 SW 1/4 NE 1/4; THENCE ALONG SAID WEST LINE S 00°02'28" W A DISTANCE OF 473 FEET MORE OR LESS TO THE SOUTH LINE OF SAID E 1/2 SW 1/4 NE 1/4; THENCE ALONG SAID SOUTH LINE S 89°55'45" E A DISTANCE OF 659.55 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 30 FEET FOR ROAD R.O.W.

The setbacks shall be as follows:

Principal Building Front--20'
Rear--20' and 30' on lots abutting F 1/2 Rd.
Side--10' (including corner lots or easement width)

Accessory Buildings Limited to the rear 1/2 of lot
Rear--5'
Side--5' or easement width

The side yard setback for principal buildings, where the garage and associated parking are proposed to have access from the side yard, be set back 20' for the garage portion of the principal structure, with the remaining portions of the principal structure meeting a 10' or easement width setback.

Maximum building height--30'

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

ATTEST:

/s/ Ron Maupin
President of the City Council

/s/ Stephanie Nye
City Clerk