

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2949

REZONING LAND LOCATED SE OF SOUTH CAMP ROAD AND SOUTH BROADWAY
FROM RSF-4 TO PR-2

Recitals:

Redlands Water and Power has requested a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PR-2 (Planned Residential with a density not to exceed 2 units per acre) on their property located south-east of South Camp Road and South Broadway to allow for the location of their office and maintenance facility and to reduce the density on the remainder of the site to bring it more in conformance with the surrounding area. The site currently has an irrigation canal, siphon and a pump station for the Company's First Lift Station. In the application, the petitioner states that in 1961 when Mesa County applied R-2 zoning to the property that Redlands Water and Power had been utilizing the property for the operation and maintenance of its canals and facilities. When the City annexed the site in 1995 the RSF-4 zone was applied.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc."

The City Council concurs with the applicants assertion that the increasing urbanization of the Redlands area has changed the character of Redlands Water and Power service needs, requiring that the facility be more centrally located to serve their customers more efficiently. Council finds the reduction of the zoned density to be a general benefit to the community and further finds the rezone to be in compliance with section 4-4-4 of the Zoning and Development Code.

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

That the parcel described below is hereby rezoned from RSF-4 to PR-2 (Planned Residential not to exceed 2 units per acre):

That part of Lot 2 and the SE1/4 of the NW1/4 all in Section 18 Township 1 South, Range 1 West of the Ute Meridian more particularly described by the following metes and bounds calls:

Commencing at a Mesa County Survey Marker for the E 1/4 Corner for Section 26, Township 11 South, Range 101 West of the 6th P.M., from whence a Mesa County Survey Marker for the N.W. Corner of Lot Two, Section 18, Township 1 South, Range 1 West of the Ute Meridian bears N00°24'00"W 1211.66 feet; thence N00°24'00"W 108.80 feet to the point of beginning; thence N00°24'00"W 1102.86 feet to said N.W. Corner of Lot Two;

thence N 89°43'19"E on the north line of said Lot Two 1286.73 feet to the northerly right-of-way line of Redlands Parkway; thence on the arc of a 705.00 foot radius, non-tangent curve to the right (the chord of which bears S46°50'49"W 243.99 feet) through a central angle of 19°55'48" for a distance of 245.23 feet; thence S23°07'59"E 58.61 feet; thence N64°30'34"E 95.29 feet; thence N22°56'59"W 25.00 feet; thence on the arc of a 3266.00 foot radius curve to the right (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet; thence N65°23'01"E 76.04 feet; thence N64°08'01"E 124.96 feet; thence on the arc of a 1004.93 foot radius curve to the right (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.69 feet to the north line of the SE1/4NW1/4 of said Section 18; thence leaving the right-of-way line of said Redlands Parkway N89°34'25"E 154.60 feet; thence leaving the north line of the SE1/4NW1/4 of said Section 18 S00°25'35"E 90.16 feet; thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the centerline of the Redlands First Lift Canal; thence leaving the north line of the SE1/4NW1/4 of said Section 18 and continuing on said canal centerline S65°22'25"W 442.16 feet; thence S54°54'25"W 403.97 feet; thence leaving said First Lift Canal S31°38'35"E 341.77 feet to the centerline of the Redlands Second Lift Canal; thence continuing on the centerline of said Second Lift Canal S19°59'25"W 228.20 feet; thence S01°50'25"W 108.17 feet; thence S09°13'35"E 79.50 feet to the north line of the south 215 feet of the SE1/4NW1/4 of said Section 18; thence leaving said Second Lift Canal S89°45'08"W on the north line of the south 215 feet of Lot Two of said Section 18 1401.49 feet to the point of beginning.

The allowed uses on the following described portion of the above described parcel shall be limited to office and maintenance facilities for the irrigation service provider in the area, Redlands Water and Power, in conjunction with the pumping facilities on site, and is not intended to be for general commercial uses nor for uses not set forth herein:

That part of the S1/2NW1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian described as follows:

The perimeter of which is described by the following metes and bounds calls:

Commencing at a Mesa County Survey Marker for the N.E. Corner of the SE1/4NW1/4 of said Section 18 from whence the N.W. Corner of the SE1/4NW1/4 of said Section 18 bears S89°34'25"W 1318.00 feet; thence S89°34'25"W 598.34 feet to the point of beginning; thence S65°22'25"W on the centerline of the First Lift Redlands Canal 442.16 feet; thence continuing along said canal S54°54'25"W 403.97 feet; thence leaving said canal S54°54'25"W 80.47 feet; thence S64°46'52"W 247.23 feet; thence N23°07'59"W 301.95 feet; thence N65°55'17"E 247.10 feet to the southerly right-of-way of the Redlands Parkway; thence continuing on said right-of-way for the following seven calls:

- 1) S23°07'59"E 39.85 feet;
- 2) N64°30'34"E 95.29 feet;
- 3) N22°56'59"W 25.00 feet;

4) on the arc of a 3266.00 foot radius curve to the left (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet;
5) N65°23'01"E 76.04 feet;
6) N64°08'01"E 124.96 feet;
7) on the arc of a 1004.93 foot radius nontangent curve to the left (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.71 feet to the north line of the SE1/4NW1/4 of said Section 18;
thence N89°34'25"E 154.60 feet; thence leaving said north line S00°25'35"E 90.16 feet;
thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the beginning.

The site described immediately above shall be further subject to the following conditions:

1. Not more than two 300 gallon fuel tanks shall be used or placed on the site;
2. The site shall be screened for sight and sound from the property to the northeast which property has a street address of 2225 Redlands Parkway
3. The height of the approved storage shed shall not exceed the minimum height required to construct a non-metal roof (which roof shall be as identical as practicable to the roof of the approved office building) the pitch of which roof shall be the minimum, in accordance with the applicable building code and manufacturer's recommendations, for asphalt shingles.
4. All structures shall be of earth tone colors.
5. Signage shall not exceed 16 s.f. and shall be non-illuminated. Such signage shall be on the building or a monument-style free-standing sign.
6. All equipment and materials shall be effectively screened from view from South Broadway.
7. All buildings shall have architectural siding, as approved by the Planning Commission.

The allowed uses on the remainder of the parcel shall be residential single family not to exceed 2 units per acre.

INTRODUCED for FIRST READING and PUBLICATION this 4th day of September, 1996.

PASSED on SECOND READING this 18th day of September, 1996.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of City Council

