

CITY OF GRAND JUNCTION

Ordinance No. 3107B

REZONING PROPERTY TO BE KNOWN AS  
CANYON VIEW SUBDIVISION FILINGS 7-9  
LOCATED NORTH OF THE NORTHWEST CORNER  
OF CANYON VIEW DRIVE AND SOUTH CAMP ROAD  
FROM RSF-2 TO PR 2.0

Recitals.

A rezone request from RSF-2 to PR 2.0 (Planned Residential with a density not to exceed two dwellings per acre) has been requested for a 28.65 acre parcel located directly north of Canyon View Subdivision Filings One and Two, on the west side of South Camp Road. When annexed into the City this parcel was zoned RSF-2.

In conjunction with the rezone, the applicant proposes preliminary plan approval for Canyon View Subdivision Filings 7 through 9. Although both zoning districts allow a density not to exceed two dwellings per acre, the RSF-2 district requires minimum half acre lots. With 27% or 7.91 acres of the subdivision being required for rights-of-way and open space, the RSF-2 zone would only allow approximately 41 lots on this parcel at an overall density of 1.43 dwellings per acre. The Planned Residential zone allows smaller lot sizes, as long as the overall density does not exceed two per acre. The proposed density is 1.98 dwellings per acre. This is within the acceptable range shown on the Growth Plan Map.

The City Planning Commission found that the zoning conforms with Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at their February 9, 1999 hearing. Community Development Department file #RZP-1999-013 outlines the specific findings of the Commission, bulk requirements and conditions of approval for this rezone and preliminary plan.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RSF-2 to PR 2.0:

Commencing at the Southeast corner of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian from whence the East Quarter corner of said Section 26 bears North 00°22'30" West 2643.15 feet and all bearings contained herein to be relative thereto;  
Thence South 00°02'22" East 57.12 feet along the East line of Section 35, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian to the true point of beginning;

Thence continuing South 00°02'22" East 617.08 feet along the East line of said Section 35;  
Thence South 89°18'00" West 1419.28 feet;  
Thence North 00°46'00" West 691.60 feet to the South Quarter corner of said Section 26;  
Thence North 90°00'00" West 665.60 feet along the South line of said Section 26;  
Thence North 00°27'00" West 125.00 feet;  
Thence North 36°14'00" East 192.00 feet;  
Thence North 30°11'00" East 34.57 feet;  
Thence South 36°59'58" East 20.00 feet;  
Thence along the arc of a curve to the right with a central angle of 13°56'36" whose radius is 365.55 feet and whose long chord bears North 81°45'02" East 270.08 feet;  
Thence South 69°30'00" East 679.56 feet;  
Thence along the arc of a curve to the left with a central angle of 37°10'50" whose radius is 495.17 feet and whose long chord bears South 88°05'23" East 315.72 feet;  
Thence along the arc of a curve to the right with a central angle of 13°56'36" whose radius is 365.55 feet and whose long chord bears North 84°31'21" East 88.74 feet;  
Thence South 85°29'50" East 37.81 feet;  
Thence along the arc of a curve to the left with a central angle of 30°15'29" whose radius is 420.06 feet and whose long chord bears North 79°31'15" East 219.27 feet;  
Thence North 60°26'55" East 80.02 feet;  
Thence South 00°00'00" West 225.99 feet;  
Thence North 90°00'00" East 321.08 feet to the true point of beginning.  
EXCEPT that parcel as conveyed to Redlands Water and Power Company in instrument recorded October 26, 1971 in Book 965 at Page 822.  
AND EXCEPT that parcel as conveyed to Mesa County in instrument recorded March 5, 1990, in Book 1778 at Page 749.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of February, 1999.

PASSED on SECOND READING this 3rd day of March, 1999.

ATTEST:

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City Clerk

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President of City Council