

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3142

ZONING THE VILLAGE PARK ENCLAVE ANNEXATION
LOCATED AT THE NORTHWEST CORNER OF
28 ¼ ROAD AND PATTERSON

Recitals.

The following property has been annexed to the City of Grand Junction as the Village Park Enclave Annexation and requires a City zoning designation be applied.

The petitioner has requested approval of a Planned Development consisting of 2.97 acres of PB Zoning (Planned Business) and 15.83 acres of PR 15 (Planned Residential with a density not to exceed 15 dwellings per acre). (Community Development File #RZP-1999-058.) The Planned Business Zone is for all uses allowed in the City's B-3 Zone District. The residential portion of the site includes a mix of densities and dwelling types. Specific uses allowed will be per the approved final plan, with a density not to exceed 15 dwellings per acre. Currently the property is vacant.

The Growth Plan Map for this area shows a commercial land use along the Patterson Road frontage and Residential High 12+ Dwellings per Acre behind the commercial. The County zoning for this parcel is Planned Business along the Patterson Road frontage and PR 16 (Planned Residential with a density not to exceed 16 dwellings per acre) on the remaining site.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 and Section 4-4-4 of Grand Junction Zoning and Development Code and recommended approval of the zone change at its April 13, 1999 hearing.

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

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 and Section 4-4-4 of the Zoning and Development Code and in accordance therewith the following described parcels are hereby rezoned from County PB and County PR 16 to City PB and City PR 15:

Parcel 1 – Planned Business:

A parcel of land being part of Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, at Page 188 of the Mesa County Records. Being more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Patterson Road Minor Subdivision, Mesa County, Colorado, Mesa County Records, whence the Northwest corner said Lot 1 bears North 00 degrees 02 minutes 07 seconds East, a distance of 1272.09, with all bearings contained herein and relative thereto; Thence North 90 degrees 00 minutes 00 seconds East, along a line common to said Lot 1 and the North right-of-way line of F Road, a distance of 312.83 feet to the POINT OF BEGINNING; thence leaving said right-of-way line, North 00 degrees 00 minutes 00 seconds East, a distance of 370.00 feet; North 90 degrees 00 minutes 00 seconds East, a distance of 325.33 feet to a point on the West right-of-way line of 28 ¼ Road; thence along said right-of-way line, along the arc of a curve to the left having a delta angle of 10°25'16", with a radius of 710.00 feet, an arc length of 129.14 feet, a chord bearing of South 09 degrees 08 minutes 48 seconds East, and a chord length of 128.96 feet; thence along the arc of a curve to the right having a delta angle of 14°21'56", with a radius of 630.00 feet, an arc length of 157.96 feet, a chord bearing of South 07 degrees 10 minutes 28 seconds East, and a chord length of 157.55 feet; thence South 00 degrees 00 minutes 30 seconds West, a distance of 51.37 feet; thence South 45 degrees 00 minutes 28 seconds West, to a point on the North right-of-way line of F Road, a distance of 49.50 feet; thence North 89 degrees 59 minutes 34 seconds West, continuing along said right-of-way line, a distance of 6.90 feet; North 90 degrees 00 minutes 00 seconds West, continuing along said right-of-way line, a distance of 323.59 feet; to the POINT OF BEGINNING. Said parcel containing an area of 2.974 Acres, as described.

Parcel 2 – PR 15:

Lot 1, Patterson Road Minor Subdivision, Mesa County, Colorado, as recorded in Plat Book No. 15, Page No. 188, Mesa County Records. **Except** parcel being more particularly described as follows;

Commencing at the Southwest corner of Lot 1, Patterson Road Minor Subdivision, Mesa County, Colorado, Mesa County Records, whence the Northwest corner said Lot 1 bears North 00 degrees 02 minutes 07 seconds East, a distance of 1272.09, with all bearings contained herein and relative thereto; Thence North 90 degrees 00 minutes 00 seconds East, along a line common to said Lot 1 and the North right-of-way line of F Road, a distance of 312.83 feet to the POINT OF BEGINNING; thence leaving said right-of-way line, North 00 degrees 00 minutes 00 seconds East, a distance of 370.00 feet; North 90 degrees 00 minutes 00 seconds East, a distance of 325.33 feet to a point on the West right-of-way line of 28 ¼ Road; thence along said right-of-way line, along the arc of a curve to the left having a delta angle of 10°25'16", with a radius of 710.00 feet, an arc length of 129.14 feet, a chord bearing of South 09 degrees 08 minutes 48 seconds East, and a chord length of 128.96 feet; thence along the arc of a curve to the right having a delta angle of 14°21'56", with a radius of 630.00 feet, an arc length of 157.96 feet, a chord bearing of South 07 degrees 10 minutes 28 seconds East, and a chord length of 157.55 feet; thence South 00 degrees 00 minutes 30 seconds West, a distance of 51.37 feet; thence South 45 degrees 00 minutes 28 seconds West, to a point on the North right-of-way line of F Road, a distance of 49.50

feet; thence North 89 degrees 59 minutes 34 seconds West, continuing along said right-of-way line, a distance of 6.90 feet; North 90 degrees 00 minutes 00 seconds West, continuing along said right-of-way line, a distance of 323.59 feet; to the POINT OF BEGINNING.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of April 1999.

PASSED on SECOND READING this 5th day of May, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council