

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4848

**AN ORDINANCE REZONING THE SENERGY BUILDERS LLC PROPERTY
FROM PD (PLANNED DEVELOPMENT)
TO R-12 (RESIDENTIAL – 12 DWELLING UNITS PER ACRE)
AND R-16 (RESIDENTIAL – 16 DWELLING UNITS PER ACRE)**

LOCATED AT LOT 113 BROOKWILLOW VILLAGE, FILING III

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the proposed Senergy Builders LLC property to the R-12 (Residential – 12 dwelling units per acre) zone district and R-16 (Residential – 16 dwelling units per acre), finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium High of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-12 (Residential – 12 dwelling units per acre) and R-16 (Residential – 16 dwelling units per acre) zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-16 (Residential – 16 dwelling units per acre):

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being a part of Lot 113 Brookwillow Village, Filing III as recorded at Reception Number 2449063 of the Mesa County Recorder's Office. More particularly described as follows:

Commencing at the Southeast corner of said Lot 113 Brookwillow Filing III thence $N0^{\circ}02'03''E$ a along the East line of said Lot 113 a distance of 237.77 feet to the Point of Beginning; thence $S89^{\circ}53'01''W$ a distance of 162.51 feet to the start of a curve to the right; thence along said curve to the right an arc length of 135.86 feet with a radius of 150.00 feet and a central angle of $51^{\circ}53'37''$ whose chord bears $N64^{\circ}10'10''W$ a distance of 131.26 feet; thence $N38^{\circ}13'22''W$ a distance of 64.64 feet to the Southeastern right of way for Brookwillow Loop as recorded at Reception Number 2311972 of the Mesa County Records and the

start of a non-tangent curve to the left; thence along said non-tangent curve to the left an arc length of 143.99 feet with a radius of 204.00 feet and a central angle of 40°26'26" whose chord bears N31°37'25"E a distance of 141.02 feet; thence N51°18'51"E a distance of 29.33 feet; thence N90°00'00"E a distance of 50.04 feet; thence N0°00'00"E a distance of 44.00 feet; thence N90°00'00"W a distance of 50.04 feet; thence N51°18'51"W a distance of 29.33 feet to the start of a non-tangent curve to the left; thence along said curve to the left an arc length of 46.70 feet with a radius of 204.00 feet and a central angle of 13°07'00" whose chord bears N17°57'40"W a distance of 46.60 feet; thence N65°28'50"E a distance of 65.68 feet; thence N0°00'00"E a distance of 116.21 feet; thence N90°00'00"E a distance of 138.65 feet; thence N0°00'00"E a distance of 21.00 feet to the start of a curve to the right; thence along said curve to the right an arc length of 6.28 feet with a radius of 4.00 feet and a central angle of 90°00'00" whose chord bears N45°00'00"E a distance of 5.66 feet; thence N90°00'00"E a distance of 5.46 feet to the start of a curve to the right; thence along said curve to the right an arc length of 27.41 feet with a radius of 29.00 feet and a central angle of 54°09'39" whose chord bears S62°55'10"E a distance of 26.40 feet; thence S0°01'53"W a distance of 33.46 feet; thence S89°58'07"E a distance of 30.00 feet; thence S0°02'03"W a distance of 475.68 feet to the Point of Beginning.

The following property shall be zoned R-12 (Residential – 12 dwelling units per acre):

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being a part of Lot 113 Brookwillow Village, Filing III as recorded at Reception Number 2449063 of the Mesa County Recorder's Office. More particularly described as follows:

Beginning at the Southeast corner of said Lot 113 Brookwillow Filing III thence N89°50'08"W along the South line of said Lot 113 a distance of 391.51 feet; thence N0°00'00"W along the West line of said Lot 113 a distance of 223.63 feet; thence N11°06'18"E a distance of 92.22 feet to the Southern right of way line for Brookwillow Loop as recorded at Reception Number 2311972 of the Mesa County Records and the start of a non-tangent curve to the left; thence along said non-tangent curve to the left an arc length of 61.42 feet with a radius of 204.00 feet and a central angle of 17°15'07" whose chord bears N60°28'12"E a distance of 61.19 feet; thence S38°13'22"E a distance of 64.64 feet to the start of a curve to the left; thence along said curve to the left an arc length of 135.86 feet with a radius of 150.00 feet and a central angle of 51°53'37" whose chord bears S64°10'10"E a distance of 131.26 feet; thence N89°53'01"E a distance of 162.51 feet to the East line of said Lot 113; thence S0°02'03"W along said East line a distance 237.77 feet to the Point of Beginning.

Introduced on first reading this 3rd day of April, 2019 and ordered published in pamphlet form.

Adopted on second reading this 17th day of April, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelman
City Clerk

Robert Taylor Smith
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4848 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of April, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of April, 2019, at which Ordinance No. 4848 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of April, 2019.


Deputy City Clerk

Published: April 5, 2019
Published: April 19, 2019
Effective: May 19, 2019