

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3192

**Ordinance Zoning the Chipeta Pines Annexation No. 1 and 2
to a Planned Residential with a maximum of 3.9 units per acre (PR 3.9) zone district**

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 applying a Planned Residential (PR 3.9) zone district to this annexation for the following reasons:

- PR 3.9 zone district is identical with the existing Mesa County zoning of PUD.
- PR 3.9 zone district meets the criteria found in Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the PR 3.9 zone district be established.

The City Council finds that the PR 3.9 zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following parcel shall be zoned Planned Residential Single with a maximum of 3.9 units per acre (PR-3.9):

Tax Parcel #2943-294-00-149 & 2943-294-00-150

That real property situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 SE1/4 of said Section 29, whence the Southeast corner of said Section 29 bears North 89 degrees 54 minutes 01 seconds East, a distance of 1319.37 feet, for a basis of bearing, with all bearings a contained herein relative thereto; thence along the West line of the SE1/4 SE1/4 of said Section 29, North 00 degrees 02 minutes 33 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing along the West line of the SE1/4 SE1/4 of said Section 29, North 00 degrees 02 minutes 33 seconds West, a distance of 1285.38 feet, to the Northwest corner of the said SE1/4 SE1/4; thence along the North line of said SE1/4

SE1/4, North 89 degrees 52 minutes 00 seconds East, a distance of 599.61 feet; thence South 10 degrees 58 minutes 00 seconds East, a distance of 9.65 feet; thence South 34 degrees 14 minutes 00 seconds East, a distance of 86.06 feet; thence North 87 degrees 57 minutes 12 seconds East, a distance of 25.87 feet; thence South 01 degrees 16 minutes 29 seconds East, a distance of 98.60 feet; thence South 19 degrees 07 minutes 00 seconds East, a distance of 176.13 feet; thence South 13 degrees 18 minutes 00 seconds East, a distance of 158.79 feet; thence South 28 degrees 29 minutes 00 seconds East, a distance of 53.34 feet; thence South 23 degrees 43 minutes 00 seconds East, a distance of 146.86 feet; thence South 22 degrees 56 minutes 00 seconds East, a distance of 94.98 feet; thence South 19 degrees 43 minutes 00 seconds East, a distance of 48.61 feet; thence South 28 degrees 39 minutes 00 seconds East, a distance of 60.02 feet; thence South 05 degrees 47 minutes 00 seconds East, a distance of 79.05 feet; thence South 89 degrees 54 minutes 01 seconds West, a distance of 465.76 feet; thence South 00 degrees 02 minutes 33 seconds East, a distance of 340.00 feet, to a point on the Northerly right-of-way line of B Road, as described in Book 2109, Page 394; thence along said Northerly right-of-way line, South 89 degrees 54 minutes 01 seconds West, a distance of 480.32 feet to the POINT OF BEGINNING.

Said parcel containing an area of 20.717 Acres, as described.

Introduced on first reading this 6th day of October, 1999.

PASSED and ADOPTED on second reading this 20th day of October, 1999.

ATTEST: /s/ Gene Kinsey

/s/ Stephanie Nye
City Clerk