

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3200

**Ordinance Zoning the North Glenn/Matchett Enclave Annexation to the following:
Residential Single Family Rural with a minimum of 1 unit per five acres (RSF-R),
Residential Single Family with a maximum of 5 units per acre (RSF-5),
Planned Residential with a maximum of 3.6 units per acre (PR 3.6), and
Planned Commercial (PC) zone districts.**

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 RSF-R, RSF-5, PR 3.6 and PC zone districts to this annexation for the following reasons:

- These zone districts meet the recommended land uses categories as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located near airports and within airport critical areas.
- These zone districts meet 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 RSF-R, RSF-5, PR 3.6 and PC zone districts be established.

The Planning Commission and City Council find that the RSF-R, RSF-5, PR 3.6 and PC zoning are 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 properties shall be zoned Residential Single Family Rural with a minimum of 1 unit per five acres (RSF-R) zone district

THAT PT OF SW4 SEC 32 1N 1E LYG S OF GOVT CNL & W OF A LI LYG 1030' W OF S4 COR SD SEC 32; and also BEG N89°54'W 812' OF S4 SEC 32 1N 1E N89°54'W 217.38' N0°20'E 121.91' TO SLY LI CNL NELY ALG SLY LI SD CNL TO A PT N0°20'E 177.89' FRPOB S0°20'W 177.89' TO BEG EXC SLY 30' FOR RD ROW & EXC TRACT CONVEYED B-175 P-318; and also EAST 120' OF SE4SW4 SEC 32 1N 1E S + E OF GOVT CNL +W OF CO RD; and also BEG 810' W & N1°37'28"W 30.02' FR SE COR SW4SW4 SEC 32 1N 1E N 1°37'28"W 185.04' N56°36'46"E 85.56' N33°49'06"E 74.73' S12°16'E 106.70' S 51EG56' E 7.81' S34°20'13"W 224.10' W 10.19' TO BEG; and also ALL THAT PTN OF W2NW4SE4 & W2SW4SE4 & E2SW4 SEC 32 1N 1E LYG N OF I-70 & SWLY OF FOLL-DESC LI BEG S0°12'46"W 484.74' FR NW COR SD E2SW4 SEC 32 S54°48'26"E 2011.36' TO A PT ON N ROW LI OF I-

70; and also LOTS 1 & 2 DAVID FOSTER MINOR SUB SEC 4 1N 1E; and also THAT PT OF E3/4S2SE4 SEC 32 1N 1E S OF I-70 + N OF GOVT CNL EXC E 3.66A & ALSO EXC ROW AS DESC IN B-1869 P-404/406 MESA CO RECDS; and also E 3.66A OF THAT PT OF E3/4S2SE4 SEC 32 1N 1E N OF GOVT HI LI CNL ROW AS DESC IN B-1894 P-674/677 MESA CO RECDS & S OF I-70; and also THAT PT OF SE4 SEC 32 1N 1E S OF GOVT CNL AS PER BNDRY AGREEMENT B-1917P-558/561 EXC BEG S4 COR SEC 32 N 624' ELY ALG CNL 321' SLY ALG WASH 627' TO S LI SEC 32 W 341' TO BEG + EXC BEG W 222.92' FR SE COR SD SE4 W 848.32' N 387.84' SELY ALG CNL TO BEG; and also BEG W 851.46' FR SE COR SE4SE4 SEC 32 1N 1E W 219.78' N 358.89' TO A PT ON SLY ROW OF GVMT HI LI CNL N83°22'E 63.36' SELY ALG CVE TO RIGHT RAD 626.20' CH BEARS S89°26'19"E 156.85' S 364.67' TO BEG INC OR EXC LANDS PER CNL BOUNDARY AGREE B-1920 P-447/450 MESA CP RECDS; and also BEG N 499' FR S4 COR SEC 32 1N 1E 160' N 148.53' TO SLY ROW GOVT HIGH CNL ALG SD ROW ALG CVE TO L RAD 626.2' CH BEARS S82°30'W 21.72' S81°30'W 140.40' S 125' TO BEG INC OR EXC LANDS PER CNL BOUNDARY AGREEMENT B-1920 P-451/454 MESA CO RECORDS; and also BEG S4 COR SEC 32 1N 1E N 624' TO GOVT CNL ELY ALG CNL 321' TO WASH SLY ALG WASH 627' TO S LI SEC 32 W 341' TO BEG EXC BEG N 499' FR S4 COR SD SEC 32 E 160' N 148.53' TO SLY ROW GOVT HI LI CNL ALG SD ROW CVE TO L RAD 626.2' CH BEARS S82°30'W 21.72' S81°30'W 140.40' S 125' TO BEG & ALSO IN COR EXC LANDS PER CNL BOUNDARY AGREE B-1916 P-351/354 MESA CO RECORDS; and also BEG S0°02'06"E 30' FR NW COR LOT 1 SEC 5 1S 1E S89°54'03"E 156.74' S0°11'E 1130.44' S45°23'W 224.18' N0°02'06"W 1288.16' TO BEG; and also N2NE4NE4 SEC 5 1S 1E EXC BEG S0°02'06"E 30' FR NW COR LOT 1 SD SEC 5 S89°54'03"E 156.74' S0°11'E 1130.44' S45°23'W 224.18' N0°02'06"W 1288.16' TO BEG & ALSO EXC BEG S0°02'06"E 30' & S89°54'03"E 226.74' FR SD NW COR LOT 1 S0°11'E 1232.91' S89°42'32"E 430.27' N0°01'51"W 1234.34' N89°54'03"W 433.55' TO BEG; and also BEG NE COR NW4NE4 SEC 5 1S 1E S0°01'41"E 536.29' W 521.04' S 75' N89°44'26"W 779.88' N0°00'35"E 362.12' S89°54'24"E 340.22' N3°34'03"W 247.50' S 89°56'24"E 975.77' TO BEG -15.46AC; and also LOTS 1 & 2 HAMLIN SUB SEC 5 1S 1E.

The following properties shall be zoned Residential Single Family with a maximum of 5 units per acre (RSF-5) zone district

S 231' OF SW4NW4NE4 SEC 5 1S 1E LESS 1.75A DN; and also BEG N4 COR SEC 5 1S 1E E 345' TO C LI DRAIN ALG DRAIN S3°37'E 247.5' W 360.4' N0°03'W 247' TO BEG EXC RD ON W; and also BEG S 662.43' FR N4 COR SEC 5 1S 1E S89°49'29"E 660.53' S0°01'18"W 432.87' N89°42'W 415.70' N 150' N89°42'W 245' N 281.43' TO BEG EXC W 20' FOR RD; and also BEG S 943.86' FR N4 COR SEC 5 1S 1E S89°42'E 245' S 150' N89°42'W 245' N 150' TO BEG EXC W 20' FOR RD; and also BEG S0°01'41"E 536.29' FR NE COR NW4NE4 SEC 5 1S 1E S0°01'41"E 790.80' S89°40'49"W 660.66' N0°00'58"W 251.40' S89°32'28"E 205.35' N 273.14' N41°53'21"W 187.37' N89°44'26"W 710.83' N50' S89°44'26"E 769.88' N 75' S

521.04' TO BEG - 10.71AC; and also BEG S 659.05' & S89°44'26"E 660.58' FR N4 COR SEC 5 1S 1E S0°00'58"E 411.35' S89°32'28"E 205.35' N 273.14' N41°53'21"W 187.37' N89°44'26"W 80.35' TO POB; and also BEG NW COR SW4NW4 SEC 5 1S 1E N89°54'30"E 494.70' S0°00'10"W 485.91' S89°54'20"W 494.68' N 485.89' TO BEG & BEG NW COR SW4NW4 SD SEC 5 N89°54'30"E 494.70' N0°00'10"E 34' S89°54'30"W 494.70' S 34' TO BEG EXC W 30' FOR RD; and also W 30A NW4NW4 SEC 5 1S 1E LESS GOVT CNL & ALSO EXC BEG NW COR SW4NW4 SD SEC 5 N89°54'30"E 494.70' N0°00'10"E 34' S89°54'30"W 494.70' S34' TO BEG EXC RD ROW AS DESC IN B-1721 PGS 616-617 & ALSO EXC ROW FOR GOVTHI LI CNL AS DESC IN B-1894 P-655/657 MESA CO RECDS; and also BEG E4 COR SEC 6 1S 1E N0°06'34"W 660' S89°59'58"E 1317.18' S0°0'31"W 660' N89°59'58"E 1317.18' TO BEG EXC E 30' FOR ROW; and also BEG E4 COR SEC 6 1S 1E N0°06'34"W 1782.67' TO SLY ROW GOV HI-LI CNL ALG SD ROW S42°32'W 363.3' S58°38'W 129.2' S76°13'W 263.6' N85DEG29'W 150.7' N75°06'W 570.58' TO W LI E2 NE4 SD SEC 6 S0°0'31"W 1543.5' N89°59'58"E 1317.18' TO BEG EXC E 30' FOR ROW + EXC S 660' THEREOF & ALSO EXC ROW ON N FOR GOVT HI LI CNL AS DESC IN B-1891 P-528/531 MESA CO RECDS; and also THAT PT OF N2NE4SE4 SEC 6 1S 1E N OF PAL CNL EXC THAT PT LYG WITHIN DARLA JEAN SUB.

The following properties shall be zoned Planned Residential with a maximum of 3.6 units per acre (PR 3.6) zone district

LOTS 1-2, 7-17 BLK 1 NORTH GLENN SUB SEC 5 1S 1E & AN UNDIV 1/31ST INT IN OPEN SPACE; and also LOT 3 BLK 1 NORTH GLENN SUB SEC 5 1S 1E & THAT PT OF LOT 4 BLK 1 SD NORTHGLENN SUB DESC-FOLLS BEG NW COR SD LOT 4 N55°30'48"E 9.28' S20°30'E 102.69' ALG ARC OF CVE TO RIGHT RAD 416' LONG CHORD BEARS S62°29'51"W 9.07' N20°30'W 101.55' TO POB & ALSO AN UNDIV 1/31ST INT IN OPEN SPACE; and also LOT 4 BLK 1 NORTH GLENN SUB SEC 5 1S 1E EXC THAT PT OF SD LOT 4 DESC-FOLLS BEG NW COR SD LOT 4 N55°30'48"E 9.28' S20°30'E 102.69' ALG ARC OF CVETO RIGHT RAD 416' LONG CHORD BEARS S62°29'51"W 9.07' N20°30'W 101.55' TO POB & ALSO AN UNDIV 1/31ST INT IN OPEN SPACE; and also LOT 6 BLK 1 NORTH GLENN SUB SEC 5 1S 1E & AN UNDIV 1/31ST INT IN OPEN SPACE EXC BEG SW COR SD LOT 6 N42°30'W 117.31' ALG ARC OF CVE TO LEFT 3' RADIUS 151.94' CHD BEARS N25°02'28"E 3' S41°09'33"E 118.49' TO POB; and also LOT 5 BLK 1 NORTH GLENN SUB SEC 5 1S 1E & ALSO BEG SW COR LOT 6 SD BLK 1 N42°30'W 117.31' ALG CV TO L RAD 151.94' CH BRS N25°02'28"E 3' S41°09'33"E 118.49' TO BEG & AN UNDIV INT IN OPEN SPACE; and also LOTS 1-14 BLK 2 NORTH GLENN SUB SEC 5 1S 1E & AN UNDIV 1/31ST INT IN OPEN SPACE

Housing type, density and bulk standards for the PR 3.6 zone district shall include the following:

Land Use = Single Family detached residential

Density = 3.6 units per acre (31 units on 8.81 acres). This does not included 1.21 acres of open space. With the open space, the gross density is 3.1 units per acre.

Bulk Standards (same as approved by Mesa County):

Setbacks:

Front = 20 ft.

Side = 5 ft.

Rear = 20 ft.

The following properties shall be zoned Planned Commercial (PC) zone district

2705-314-00-111

THAT PT OF SE4SE4 SEC 31 1N 1E & THAT PT OF SW4SW4 SEC32 1N 1E S & E OF I-70 & N & W OF GOV CNL EXC BEG 810' W & N1°37'28"W 30.02' FR SE COR SW4SW4 SD SEC 32 N1°37'28"W 185.04' N56°36'46"E 85.56' N33°49'06"E 74.73' S12°16'E 106.70' S51°56'E 7.81' S34°20'13"W 224.10' W 10.19' TO BEG & ALSO EXC RD DESC B-947 P-204 MESA CO RECD.

2705-311-00-006

THAT PT OF SE4NE4 SEC 31 1N 1E S + E OF FOLL DESC LIBEG 1085' N OF E4 COR SEC 31 S55°35'W TO A PT 190' N OF SW COR SE4NE4

2705-314-00-007

S2SE4 + NE4SE4 SEC 31 1N 1E N OF I-70

2705-322-00-026

BEG SE COR SW4NW4 SEC 32 1N 1E N0°46'18"E 156.55' N46°18'30"W 1128.07' ALG CLEAR ZONE S89°33'11"W 505.56' TO W LI SW4NW4 SD SEC 32 S0°11'08"W TO W4 COR SD SEC 32 ELY TO BEG

2705-323-00-022

BEG N0°09'47"E 632.71' FR SW COR SEC 32 1N 1E N0°09'47"E 1652.02' N89°45'57"E 1321.64' S0°14'38"W 1175.48' N58°16'W 120.08' S31°44'W 435' S77°44'W 770' S87°11'44"W 238.28' TO BEG EXC W 30' FOR RD

2705-323-00-023

W2SW4 SEC 32 1N 1E N OF I-70 EXC BEG N0°09'47"E 632.71' FR SW COR SD SEC 32 N0°09'47"E 1652.02' N89°45'57"E 1321.64' S0°14'38"W 1175.48' N58°16'W 120.08' S31°44'W 435' S77°44'W 770' S87°11'44"W 238.28' TO BEG

2943-061-00-091

THAT PT OF NE4 SEC 6 1S 1E LYG N OF GOVT HI LI CNL & S OF I-70 48.00AC

Land uses allowed under this Planned Commercial Zone District shall include:

OFFICE: 1) General Office
 2) Office with Drive Through

LODGING: 1) Hotels & Motels

RETAIL SALES AND SERVICE:

- 1) Food Service, Restaurant including alcohol sales
- 2) Financial Services
- 3) General Retail Sales
- 4) Personal Services

VEHICLE SERVICE, LIMITED

- 1) Gasoline Service Station

WAREHOUSE AND FREIGHT MOVEMENT

- 1) Indoor Storage with Outdoor Loading Docks

PARKS AND OPEN SPACE

- 1) Parks

COLLEGE AND VOCATIONAL SCHOOLS

- 1) Vocational/Technical/Trade Schools

Introduced on first reading this 20th day of October, 1999.

PASSED and ADOPTED on second reading this 3rd day of November, 1999.

/s/ Gene Kinsey

President of the Council

ATTEST:

/s/ Stephanie Nye

City Clerk