

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3206

Ordinance Zoning the Davidson Annexation to the following:

Planned Residential with a maximum density of 4 units per acre (PR 4)

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 PR 4 zone district to this annexation for the following reasons:

- The zone district meets the recommended land use category 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 in the surrounding area.
- The 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 4 zone district be established.

The Planning Commission and City Council find that the PR 4 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 property shall be zoned Planned Residential (PR-4) with a maximum density of 4 units per acre zone district:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
DAVIDSON ANNEXATION**

A parcel of land situate in the S 1/2 of Section 13, Township 1 South, Range 1 West, Ute Meridian, in the S 1/2 of Section 18 and in the NW 1/4 NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the E 1/16 corner on the north line of Section 19, Township 1 South, Range 1 East; thence S 00°07'13" E along the east line of the NW 1/4 NE 1/4 of said Section 19 a distance of 1329.13 feet to the NE 1/16 corner of said Section 19; thence N 89°52'58" W along the south line of said NW 1/4 NE 1/4 a distance of 330.47 feet to a point; thence leaving said south line N 00°05'25" W a distance of 1328.45 feet to a point on the north line of the NW 1/4 NE 1/4 of said Section 19; thence leaving said north line N 00°05'25" W a distance of 28.00 feet to a point; thence N 90°00'00" W along a line 28.00 feet north of and parallel with the south line of the SE 1/4 of Section 18, Township 1 South, Range 1 East a distance of 989.28 feet to a point on the

west line of said SE 1/4; thence N 89°34'50" W along a line 28.00 feet north of and parallel with the south line of the SW 1/4 of said Section 18 a distance of 2654.49 feet to a point on the west line of said Section 18; thence S 89°48'33" W along a line 28.00 feet north of and parallel with the south line of the SE 1/4 of Section 13, Township 1 South, Range 1 West a distance of 2628.67 feet to a point on the west line of said SE 1/4; thence S 89°48'33" W along a line 28.00 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 13 a distance of 1324.73 feet to a point on the west line of said SE 1/4 SW 1/4; thence N 00°00'00" W along the west line of said SE 1/4 SW 1/4 a distance of 2.00 feet to a point; thence N 89°48'33" E along a line 30.00 feet north of and parallel with the south line of said SE 1/4 SW 1/4 a distance of 1324.78 feet to a point on the east line of said SE 1/4 SW 1/4; thence N 89°48'33" E along a line 30.00 feet north of and parallel with the SE 1/4 of said Section 13 a distance of 2628.67 feet to a point on the east line of said Section 13; thence S 89°34'50" E along a line 30.00 feet north of and parallel with the south line of the SW 1/4 of Section 18, Township 1 South, Range 1 East a distance of 2654.51 feet to a point on the east line of said SW 1/4; thence S 90°00'00" E along a line 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 18 a distance of 1319.02 feet to a point; thence S 00°07'13" E a distance of 30.00 feet to the point of beginning, containing 10.65 acres more or less.

Housing type, density and bulk standards for the PR 4 zone district shall include the following:

Land Use = Single Family detached residential

Density = 4 units per acre (up to 34 units on 9.7 acres).

Bulk Standards:

Setbacks:

Front = 25 ft. (measured from the property line)

Side = 7.5 ft. (measured from the property line)

Rear = 25 ft. (measured from the property line)

No principal building shall be nearer than 15 feet to any other principal building.

Introduced on first reading this 3rd day of November, 1999.

PASSED and ADOPTED on second reading this 17th day of November, 1999.

/s/ Gene Kinsey

Mayor

ATTEST:

/s/ Theresa F. Martinez

Deputy City Clerk