

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3219

Ordinance Zoning a Portion of Desert Hills Estates Annexation No.1 to the following:

PR, Planned Residential, with a density not to exceed 1 unit per 2.5 acres

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, Planned Residential, with a density not to exceed 1 unit per 2.5 acres 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, Planned Residential, with a density not to exceed 1 unit per 2.5 acres zone district be established.

The Planning Commission and City Council find that the PR, Planned Residential, with a density not to exceed 1 unit per 2.5 acres 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 PR, Planned Residential, with a density not to exceed 1 unit per 2.5 acres zone district:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
A PORTION OF DESERT HILLS ESTATES ANNEXATION No. 1**

A tract of land situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 23 and that portion of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), Section 26 lying North of the North right-of-way of the Redlands Water and Power Company First Lift Canal, all lying in Township 11 South, Range 101 West, of the 6th Principal Meridian, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 26, whence the S1/4 corner of said Section 23 bears South 89 degrees 57 minutes 00 seconds East, a distance of

2676.87 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 58 minutes 23 seconds East, a distance of 1341.42 feet, along the South line of the SW1/4 SW1/4 of said Section 23 to the POINT OF BEGINNING, the W1/16th corner on the said South line; thence, along the common line between the SE1/4 SW1/4 and the SW1/4 SW1/4, North 00 degrees 16 minutes 42 seconds West, a distance of 1325.91 feet, to the NW corner of said SE1/4 SW1/4; thence, along the North line of said SE1/4 SW1/4, South 89 degrees 02 minutes 46 seconds East, a distance of 1330.66 feet, to the NE corner of said SE1/4 SW1/4; thence, along the East line of said SE1/4 SW1/4, South 00 degrees 30 minutes 05 seconds East, a distance of 1305.50 feet, to the SE corner of said SE1/4 SW1/4; thence, along the East line of the NE1/4 NW1/4 of said Section 26, South 00 degrees 24 minutes 48 seconds East, a distance of 7.74 feet, to a point on the Northwesterly right-of-way line of Redlands Water and Power Company First Lift Canal (35 feet from the centerline of existing canal); thence, along said Northwesterly right-of-way line the following fourteen (14) courses: (1)South 31 degrees 00 minutes 04 seconds West, a distance of 66.86 feet; (2)South 29 degrees 22 minutes 09 seconds West, a distance of 162.53 feet; (3)along the arc of a curve to the right having a delta angle of 68 degrees 11 minutes 28 seconds, with a radius of 213.50 feet, an arc length of 254.10 feet, a chord bearing of South 63 degrees 27 minutes 53 seconds West, and a chord length of 239.37 feet; (4)North 82 degrees 26 minutes 23 seconds West, a distance of 143.16 feet; (5)along the arc of a curve to the left having a delta angle of 54 degrees 10 minutes 18 seconds, with a radius of 360.00 feet, an arc length of 340.37 feet, a chord bearing of South 70 degrees 28 minutes 28 seconds West, and a chord length of 327.83 feet; (6)South 44 degrees 43 minutes 02 seconds West, a distance of 70.46 feet; (7)along the arc of a curve to the left having a delta angle of 21 degrees 09 minutes 37 seconds, with a radius of 379.00 feet, an arc length of 139.97 feet, a chord bearing of South 34 degrees 08 minutes 14 seconds West, and a chord length of 139.18 feet; (8)South 23 degrees 33 minutes 26 seconds West, a distance of 112.50 feet; (9)along the arc of a curve to the right having a delta angle of 10 degrees 32 minutes 25 seconds, with a radius of 1046.00 feet, an arc length of 192.42 feet, a chord bearing of South 28 degrees 49 minutes 38 seconds West, and a chord length of 192.15 feet; (10)South 39 degrees 19 minutes 45 seconds West, a distance of 120.89 feet; (11)along the arc of a curve to the left having a delta angle of 21 degrees 26 minutes 57 seconds, with a radius of 275.00 feet, an arc length of 102.95 feet, a chord bearing of South 28 degrees 36 minutes 16 seconds West, and a chord length of 102.35 feet; (12)South 17 degrees 52 minutes 48 seconds West, a distance of 203.95 feet; (13)along the arc of a curve to the left having a delta angle of 24 degrees 49 minutes 01 seconds, with a radius of 329.00 feet, an arc length of 142.50 feet, a chord bearing of South 05 degrees 28 minutes 17 seconds West, and a chord length of 141.39 feet; (14)along the arc of a curve to the right having a delta angle of 26 degrees 39 minutes 50 seconds, with a radius of 39.00 feet, an arc length of 18.15 feet, a chord bearing of South 06 degrees 23 minutes 42 seconds West, and a chord length of 17.99 feet, to a point on the South line of the NE1/4 NW1/4 of said Section 26; thence, along said South line of the NE1/4 NW1/4, South 89 degrees 53 minutes 08 seconds West, a distance of 83.88 feet, to a point on the West line of the said NE1/4 NW1/4; thence, along the West line of said NE1/4 NW1/4, North 00 degrees 50 minutes 21 seconds West, a distance of 1329.57 feet to the POINT OF BEGINNING. Said parcel containing an area of 56.011 Acres, as described.

Housing type, density and bulk standards for the PR, Planned Residential, with a density not to exceed one unit per 2.5 acres zone district, shall include the following:

Land Use = Single Family detached residential

Density = 1 unit per 2.5 acres

Bulk Standards:

Setbacks:

Front = 30 ft.

Side = 30 ft. for principal and accessory structures

Rear = 30 ft. for principal and accessory structures

Minimum street frontage = 50 feet

Maximum height of structures = 32 feet

Maximum structure coverage of lots = 25%

Maximum lot size = less than 2 acres

Introduced on first reading this 1st day of December, 1999.

PASSED and ADOPTED on second reading this 15th day of December, 1999.

/s/ Gene Kinsey

ATTEST:

/s/ Stephanie Nye
City Clerk