

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3222**

**Ordinance Zoning the High Pointe Estates Annexation to the following:**

**PR-2, Planned Residential with a density not to exceed 2 units per acre**

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-2 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-2 zone district be established.

The Planning Commission and City Council find that the PR-2 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-2, Planned Residential with a density not to exceed 2 units per acre zone district:**

PERIMETER BOUNDARY LEGAL DESCRIPTION  
HIGH POINTE ANNEXATION

A parcel of land situate in the SE 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 16; thence N 02°16'30" W a distance of 900.00 feet to the southeast corner of Willow Ridge Subdivision as found recorded in Plat Book 15 at Page 94 of the records of the Mesa County Clerk and Recorder; thence S 02°16'30" E a distance of 10.55 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for U.S. Highway No. 340 the following 2 courses:

1) S 69°13'00" W a distance of 180.64 feet;  
 2) S 65°37'50" W a distance of 480.50 feet;  
 thence leaving said line S 00°28'00" W a distance of 151.13 feet to a point; thence 785.04 feet along a line 10.00 feet south of and parallel with the centerline of said U.S. Highway No. 340 and arc of a curve concave to the north, having a radius of 1647.10 feet, a delta angle of 27°18'30" and a long chord bearing S 87°02'44" W a distance of 777.63 feet to a point; thence leaving said line N 11°15'00" E a distance of 49.95 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for said U.S. Highway No. 340 the following 5 courses:

- 1) 158.04 feet along the arc of a curve concave to the north, having a radius of 1597.10 feet, a delta angle of 5°40'10" and a long chord bearing N 76°46'23" W a distance of 157.97 feet;
- 2) N 66°01'30" W a distance of 232.30 feet;
- 3) N 62°29'41" W a distance of 92.50 feet;
- 4) N 79°38'00" W a distance of 82.23 feet;
- 5) N 65°33'00" W a distance of 341.17 feet;

thence leaving said line N 00°19'35" E a distance of 10.96 feet to a point on the northerly right of way line for said U.S. Highway No. 340, whence the South 1/4 corner of said Section 16 bears N 65°33'00" W -209.29 feet, N 40°00'00" W - 62.59 feet & S 09°23'00" W – 970.10 feet; thence leaving said northerly right of way line N 00°19'35" E a distance of 290.91 feet to a point; thence N 89°06'50" W a distance of 318.79 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence N 08°05'00" E along said right of way line a distance of 204.99 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 16; thence leaving said north line N 08°05'00" E a distance of 268.59 feet to a point; thence N 78°15'00" E a distance of 300.00 feet to a point; thence N 66°50'00" E a distance of 246.26 feet to a point; thence N 00°00'00" W a distance of 138.00 feet to a point; thence S 74°15'00" E a distance of 209.00 feet to a point; thence S 50°45'00" E a distance of 240.50 feet to a point; thence S 18°10'00" E a distance of 266.00 feet to a point; thence S 04°00'00" W a distance of 140.00 feet to a point; thence S 12°00'00" W a distance of 218.20 feet to a point; thence N 85°37'00" W a distance of 164.90 feet to a point; thence S 53°08'00" W a distance of 150.20 feet to a point; thence S 69°36'00" W a distance of 135.90 feet to a point; thence S 00°00'00" W a distance of 245.13 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 5 courses:

- 1) S 65°33'00" E a distance of 44.68 feet;
- 2) S 79°38'00" E a distance of 82.50 feet;
- 3) S 62°29'41" E a distance of 93.70 feet;
- 4) S 66°01'30" E a distance of 231.30 feet;
- 5) 166.51 feet along the arc of a curve concave to the north, having a radius of 1587.10 feet, a delta angle of 06°00'40" and a long chord bearing S 76°58'07" E a distance of 166.43 feet;

thence leaving said northerly right of way line S 11°15'00" W a distance of 50.00 feet to a point on the centerline for said U.S. Highway No. 340; thence 762.79 feet along said centerline and arc of a curve concave to the north, having a radius of 1637.10 feet, a delta angle of 26°41'47" and a long chord bearing N 86°59'54" E a distance of 755.91 feet to a point; thence leaving said centerline N 00°28'00" E a distance of 150.11 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 2 courses:

- 1) N 65°37'30" E a distance of 487.20 feet;

2) N 69°13'00" E a distance of 184.30 feet to the point of beginning, containing 17.21 acres more or less.

Housing type, density and bulk standards for the PR-2, Planned Residential with a density not to exceed 2 units per acre zone district shall include the following:

Land Use = Single Family detached residential

Density = 2 units per acre

Bulk Standards:

Setbacks:

Front = 20 ft.

Side = 15 ft.

Rear = 25 ft.

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Introduced on first reading this 5<sup>th</sup> day of January, 2000.

PASSED and ADOPTED on second reading this 19<sup>th</sup> day of January, 2000.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk