

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4266**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE  
PALMER PARK SUBDIVISION TO  
C-1 (LIGHT COMMERCIAL) AND R-4 (RESIDENTIAL 4 DU/AC)**

**LOCATED AT 2675 HIGHWAY 50**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning property known as the Palmer Park Subdivision to the C-1 Light Commercial and R-4 Residential 4 Units/Acre Zone Districts, finding that it conforms with 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 is generally compatible with land uses located in the surrounding area. The zone districts meet the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 Light Commercial and R-4, Residential 4 Units/Acre Zone Districts are in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following zoning line is established:

A line dividing Lot 2 of Carville Simple Subdivision, situate in the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 26 in Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, described as follows:

Commencing at a PK Nail for the Northeast  $\frac{1}{16}$  Corner of said Section 26, whence a #5 Rebar for the Center-East  $\frac{1}{16}$  Corner of said Section bears  $S00^{\circ}05'41''E$  a distance of 1321.24 feet; thence  $N89^{\circ}54'03''W$  for a distance of 815.95 feet to a point on the northerly line of said Lot 2, and the Point of Beginning; thence the following:

1. Departing said northerly line, along a curve to the left having a radius of 300.00 feet, an arc length 270.40 feet, a chord of 261.34 feet, and a chord bearing of  $S43^{\circ}43'34''E$ ;
2.  $S69^{\circ}32'49''E$  for a distance of 320.72 feet;
3. Along a curve to the left having a radius of 300.00 feet, an arc length 65.09 feet, a chord of 64.96 feet, and a chord bearing of  $S75^{\circ}45'46''E$ ;

4. S81°58'43"E, for a distance of 244.81 feet to the terminus; whence said Northeast 1/16 corner bears N04°48'36"E a distance of 350.89 feet.

And that within said Lot 2 of Carville Simple Subdivision, the zoning of C-1 Light Commercial shall apply to the north of said zoning line and that the zoning of R-4 Residential 4 units/acre shall apply to the south of said zoning line, as shown by the attached exhibit.

Said property containing 6.14 acres of C-1 (Light Commercial) and 8.96 acres of R-4 (Residential 4 du/ac), more or less, as described.

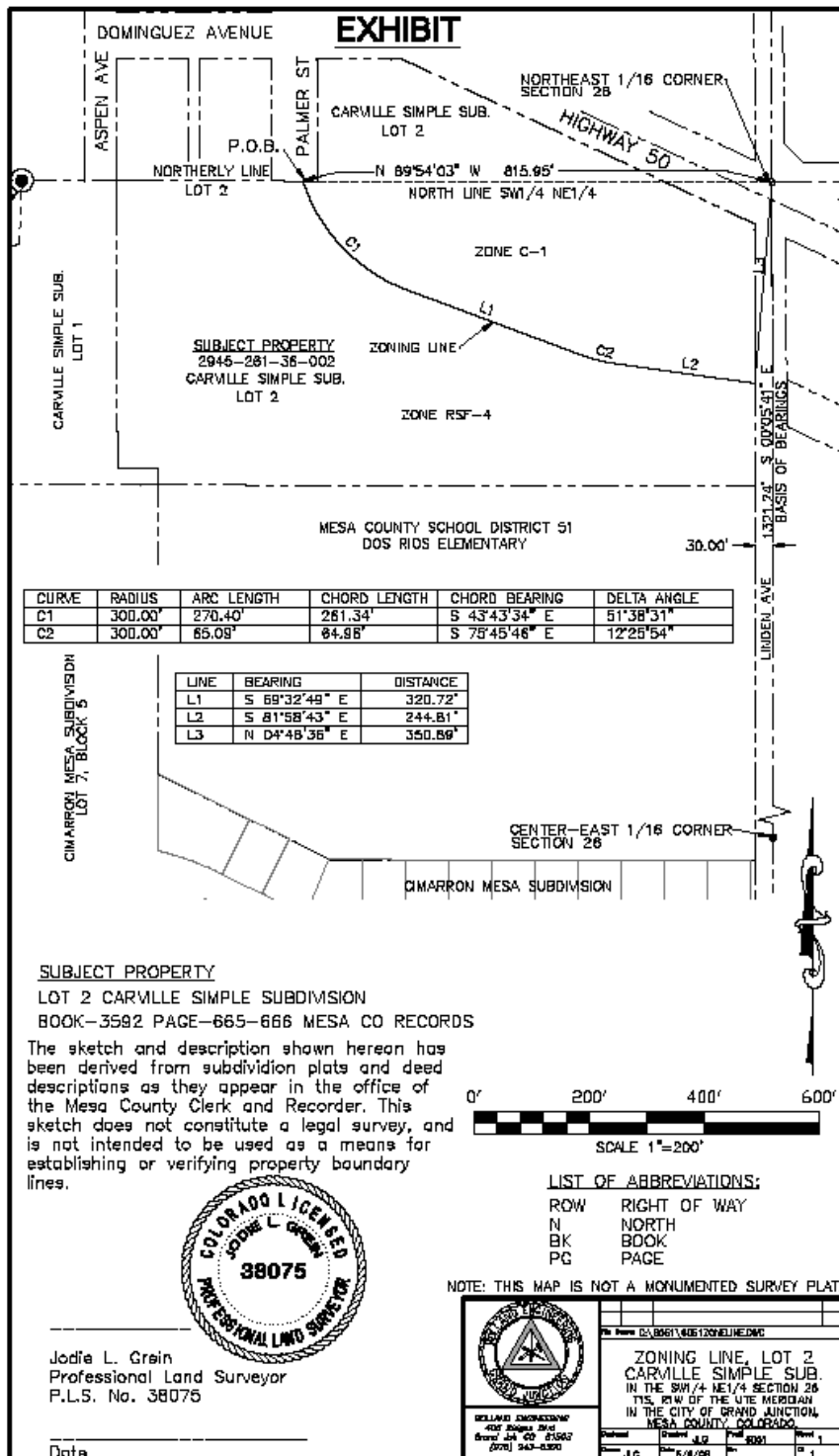
**INTRODUCED** on first reading this 30<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading this 14<sup>th</sup> day of July, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk

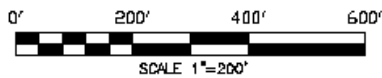


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	270.40'	261.34'	S 43°43'34" E	51°38'31"
C2	300.00'	85.09'	84.98'	S 75°45'46" E	12°25'54"

LINE	BEARING	DISTANCE
L1	S 69°32'49" E	320.72'
L2	S 81°58'43" E	244.81'
L3	N 04°46'36" E	350.89'

**SUBJECT PROPERTY**  
 LOT 2 CARMILLE SIMPLE SUBDIVISION  
 BOOK-3592 PAGE-665-666 MESA CO RECORDS

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



**LIST OF ABBREVIATIONS:**

- ROW RIGHT OF WAY
- N NORTH
- BK BOOK
- PG PAGE

NOTE: THIS MAP IS NOT A MONUMENTED SURVEY PLAT.



Jodie L. Grein  
 Professional Land Surveyor  
 P.L.S. No. 38075

Date \_\_\_\_\_



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 402 30th St  
 Grand Jct. CO 81502  
 (970) 243-0300

PL 000011406120N01E.DWG			
ZONING LINE, LOT 2 CARMILLE SIMPLE SUB. IN THE SW 1/4 NE 1/4 SECTION 26 T15, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.			
Drawn	Checked	Plot	Sheet
JLG	JLG	5091	1
		6/8/08	1