

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4285

**AN ORDINANCE ZONING THE PANORAMA POINT ANNEXATION
TO CSR (COMMUNITY SERVICES AND RECREATION)**

LOCATED AT 2122 AND 2123 SEQUOIA COURT

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 zoning the Panorama Point Annexation to the CSR (Community Services and Recreation) zone district 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 district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Section 2.6 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 be zoned CSR (Community Services and Recreation).

PANORAMA POINT ANNEXATION

A parcel of land situate in the SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 14, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 14, being a found G.L.O. monument, the basis of bearing being S88°55'32"E to a found #5 rebar with a 2" aluminum cap stamped LS 18480; thence N01°55'33"W a distance of 348.41 feet, being on the easterly boundary of Panorama Subdivision Filing 7, to the point of beginning; thence N38°00'00"E a distance of 254.24 feet to the southerly boundary of a parcel described in Book 1016 at Page 576; thence along the boundary of said parcel the following 3 courses:

- 1.) N45°37'09"W a distance of 82.81 feet;
- 2.) N44°22'51"E a distance of 100.00 feet;

3.) S45°37'09"E a distance of 71.63 feet;
thence N38°00'00"E a distance of 214 feet more or less to the centerline of the Colorado River; thence southeasterly along the centerline of said Colorado River to a point; thence S22°53'00"W a distance of 192 feet more or less along the westerly boundary of Panorama Terraces to said found #5 rebar, said rebar falls N86°05'00"E a distance of 1010.47 feet from said W 1/4 corner; thence along the boundary of said subdivision the following 3 courses;
1.) S15°43'03"W a distance of 117.64 feet;
2.) S51°08'11"W a distance of 260.76 feet;
3.) S56°28'41"W a distance of 257.47 feet to the easterly boundary of the replat of Lots 10 -12, Panorama Subdivision Filing No. 2; thence along the boundary of said subdivision the following 3 courses;
1.) N02°04'12"E a distance of 339.55 feet;
2.) N02°04'12"E a distance of 127.58 feet;
3.) N72°00'14"W a distance of 208.40 feet;
4.) N80°54'14"W a distance of 74.22 feet;
5.) N63°48'07"W a distance of 351.78 feet to the point of beginning.

AND

Tract E, Panorama Terraces as recorded in Book 4541 Page 953-955
All of said lands containing 12.26 acres more or less.

INTRODUCED on first reading the 3rd day of September, 2008 and ordered published.

ADOPTED on second reading the 15th day of September, 2008.

ATTEST:

/s/ Teresa Coons
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk