

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4793

**AN ORDINANCE ZONING THE CAMP ANNEXATION
CSR (COMMUNITY SERVICES AND RECREATION) AND C-1 (LIGHT COMMERCIAL)**

LOCATED AT 171 LAKE ROAD

Recitals

The Applicant is requesting zoning of CSR (Community Services and Recreation) for 4.445 acres and C-1 (Light Commercial) for 4.181 acres of the property located at 171 Lake Road currently being considered for annexation. The proposed split zoning is consistent with the Comprehensive Plan Future Land Use Map and recognizes the constraints of the special flood hazard areas on the property. The property is currently being used as a primitive campground for special events under a Special Use Permit issued by Mesa County. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Camp Annexation to the CSR (Community Services and Recreation) and C-1 (Light Commercial) zone districts, finding that it conforms with the designation of Conservation and Neighborhood Center as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) and C-1 (Light Commercial)s zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 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):

A portion of that parcel of land described at Reception Number 1084692 of the Mesa County records, situated in the NE1/4 SE1/4 of Section 16 and the NW1/4 SW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at the southwest corner of said Section 15, a #6 rebar with a 2½" aluminum cap marked "PLS 24320, 2002" in a monument box whence the quarter corner common to said Sections 16 and 15, Mesa County Survey Marker #114 bears North 00°14'19" East, with all bearings herein relative thereto;

Thence North 03°26'35" East, a distance of 1832.76 feet to the Point of Beginning at the intersection of the westerly right of way of Dike Road as described in documents recorded in Mesa County at Reception Numbers 980386 and 980387 with a line five feet southerly and southwesterly of the mapped floodway limits as described in FEMA CLOMR-F Case No.: 14-08-0035C;

Thence along a line approximately five feet (5.00') southwesterly of the southwesterly floodway limits of the Colorado River as defined on Flood Insurance Rate Map 08077C0804G the following seven (7) courses:

1. North 88°28'42" West, a distance of 54.36 feet;
2. North 84°40'41" West, a distance of 53.94 feet;
3. North 67°51'58" West, a distance of 61.48 feet;
4. North 60°32'06" West, a distance of 92.23 feet;
5. North 43°24'41" West, a distance of 85.96 feet;
6. North 36°19'43" West, a distance of 102.68 feet;
7. North 39°36'15" West, a distance of 208.87 feet to the westerly boundary of said parcel;

Thence along the boundary of said parcel South 69°42'44" East, a distance of 24.72 feet;

Thence North 41°42'44" West, a distance of 589.96 feet to the north line of the NE1/4 SE1/4 of said Section 16;

Thence along said north line North 89°02'06" East, a distance of 8.93 feet;

Thence departing said north line South 46°36'24" East, a distance of 194.99 feet;

Thence South 75°05'12" East, a distance of 330.00 feet;

Thence South 57°32'17" East, a distance of 352.63 feet to the line common to said Section 16 and said Section 15 and the westerly right of way of said Dike Road;

Thence along said line South 00°14'19" West, a distance of 4.04 feet;

Thence departing said section line and continuing along said right -of-way 193.95 feet along the arc of a 597.96 foot radius tangent curve to the left, through a central angle of 18°35'01", with a chord bearing South 09°03'12" East, a distance of 193.10 feet;

Thence continuing along said right of way South 18°20'41" East tangent to said curve, a distance of 200.20 feet to a point being on a 383.10 foot radius non-tangent curve to the left, whence the radius point bears North 71°39'19" East;

Thence 21.42 feet along the arc of a 383.10 foot radius tangent curve to the left, through a central angle of 3°12'15", with a chord bearing South 19°56'49" East, a distance of 21.42 feet to the Point of Beginning.

Containing 4.445 acres, more or less. See Exhibit A.

The following property be zoned C-1 (Light Commercial):

A portion of that parcel of land described at Reception Number 1084692 of the Mesa County records, situated in the NE1/4 SE1/4 of Section 16 and the NW1/4 SW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at the southwest corner of said Section 15, a #6 rebar with a 2½" aluminum cap marked "PLS 24320, 2002" in a monument box whence the quarter corner common to said Sections 16 and 15, Mesa County Survey Marker #114 bears North 00°14'19" East, with all bearings herein relative thereto;

Thence North 03°26'35" East, a distance of 1832.76 feet to the Point of Beginning at the intersection of the westerly right of way of Dike Road as described in documents recorded in Mesa County at Reception Numbers 980386 and 980387 with a line five feet southerly and southwesterly of the mapped floodway limits as described in FEMA CLOMR-F Case No.: 14-08-0035C, being on a 383.10 foot radius non-tangent curve to the left, whence the radius point bears North 68°27'04" East;

Thence with the boundary of said parcel and the right of way of Dike Road and Power Road the following eight (8) courses:

1. 146.60 feet along the arc of said curve, through a central angle of 21°55'30", with a chord bearing South 32°30'41" East, a distance of 145.70 feet;
2. South 17°27'41" East, a distance of 44.84 feet;
3. South 85°15'52" West, a distance of 129.40 feet;
4. North 85°28'41" West, a distance of 174.92 feet;
5. North 84°45'37" West, a distance of 152.64 feet;
6. North 86°02'48" West, a distance of 117.12 feet;
7. North 85°41'04" West, a distance of 31.95 feet;
8. North 83°22'23" West, a distance of 48.23 feet;

Thence continuing along said parcel boundary North 00°10'25" East, a distance of 535.88 feet;

Thence South 69°42'44" East, a distance of 64.18 feet;

Thence departing said boundary and along said line approximately five feet (5.00') southwesterly of the southwesterly floodway limits of the Colorado River as defined on Flood Insurance Rate Map 08077C0804G the following seven (7) courses:

1. Thence South 39°36'15" East, a distance of 208.87 feet;
2. Thence South 36°19'43" East, a distance of 102.68 feet;
3. Thence South 43°24'41" East, a distance of 85.96 feet;
4. Thence South 60°32'06" East, a distance of 92.23 feet;
5. Thence South 67°51'58" East, a distance of 61.48 feet;
6. Thence South 84°40'41" East, a distance of 53.94 feet;
7. Thence South 88°28'42" East, a distance of 54.36 feet to the Point of Beginning.

Containing 4.181 acres, more or less. See Exhibit A.

INTRODUCED on first reading this 7th day of March, 2018 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of March, 2018 and ordered published in pamphlet form.

ATTEST:

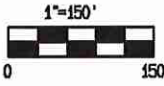
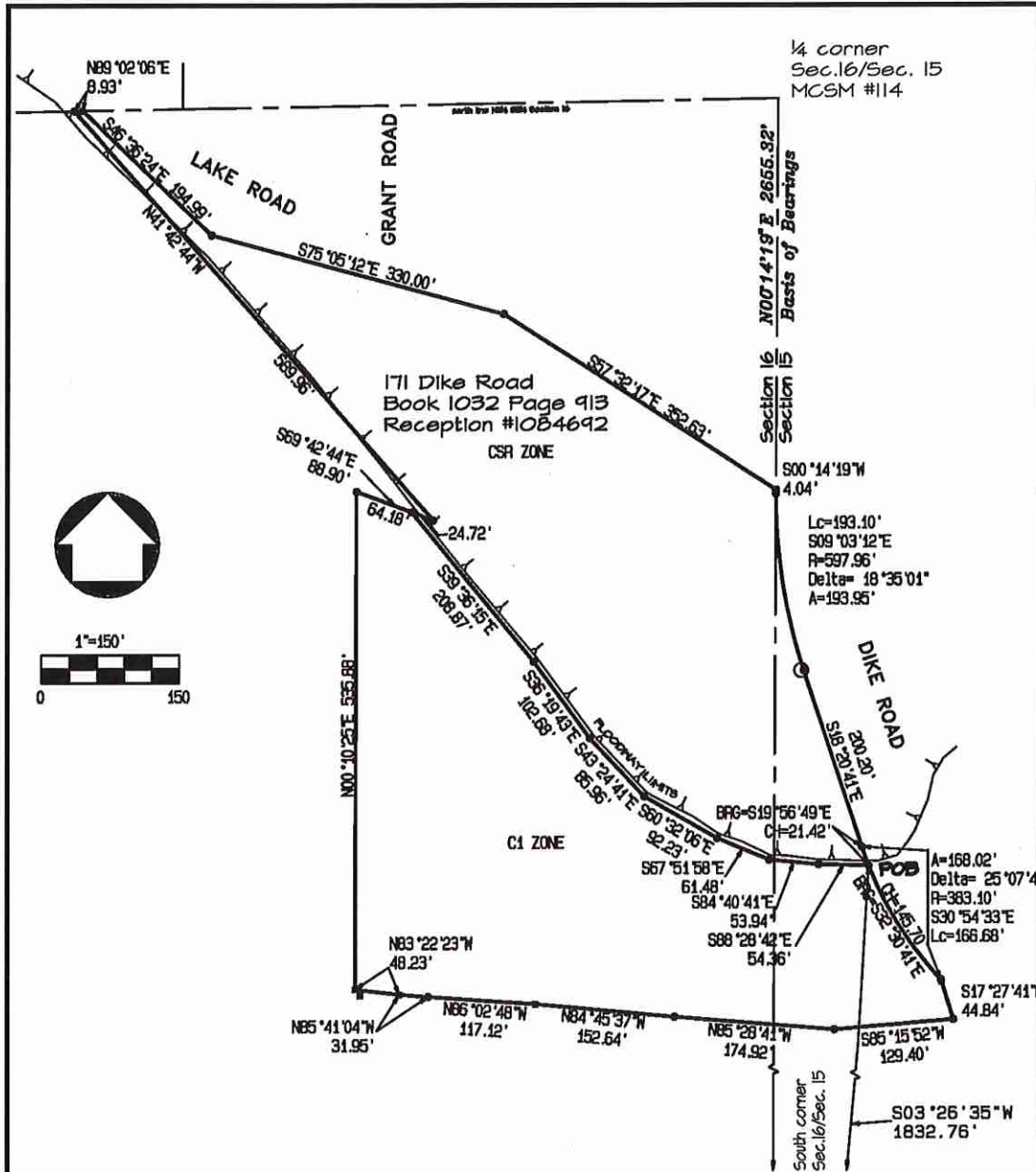
W Winkelman

City Clerk



Bob Bantz
Mayor Pro Tem

Exhibit A



RC RIVER CITY
 CONSULTANTS
 744 Horizon Ct.
 Suite 110
 Grand Junction
 CO 81506
 970-241-4722

Drankst/akt/skj Checked: akt Feb 5, 2018 Job No. 1367-002
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THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4793 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of March, 2018 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21st day of March, 2018, at which Ordinance No. 4793 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of March, 2018.

W Winkelmann

City Clerk

Published: March 9, 2018
Published: March 23, 2018
Effective: April 22, 2018

