

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4799

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO ESTATE AND REZONING TO R-1 (RESIDENTIAL, 1
DU/AC) 37 ACRES**

LOCATED AT 2064 SOUTH BROADWAY

Recitals

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use Map designation to Estate and rezoning the property to the R-2 (Residential, 2 du/ac) zone districts, finding that it conforms with 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 Estate Future Land Use Designation and R-1 (Residential, 1 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.130 and 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 designated Estate and zoned R-1 (Residential, 1 du/ac):

A certain 37.00 Acre parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) Section 23, Township 11 South, Range 101 West of the 6th Principal and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 22 and assuming the South line of the SE 1/4 SE 1/4 of said Section 22 bears S 88°20'35" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'27" W, along the East line of the SE 1/4 SE 1/4 of said Section 22, a distance of 25.01 feet to a point on the North right of way for Desert Hill Road, as same is described in Book 901, Page 298, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, N 88°20'35" W, along the North right of way for Desert Hill Road, a distance of 636.00 feet; thence N 00°00'00" E, a distance

of 806.92 feet; thence N 90°00'00" W, a distance of 519.25 feet; thence N 18°49'33" W, a distance of 532.97 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 22; thence S 88°53'41" E, along the North line of the SE 1/4 SE 1/4 of said Section 22, a distance of 1325.53 feet, more or less, to a point being the Northeast corner of the SE 1/4 SE 1/4 of said Section 22; thence S 89°49'44" E, along the North line of the SW 1/4 SW 1/4 of said Section 23, a distance of 350.79 feet; thence S 03°22'48" E, along the West line of that certain parcel of land described in Book 1816, Page 122, Public Records of Mesa County, Colorado, a distance of 455.62 feet; thence S 00°01'49" W, a distance of 848.51 feet to a point on the North line of said Desert Hill Road; thence N 89°58'24" W, along said North line, a distance of 375.50 feet; thence N 88°20'35" W, along said North line, a distance of 0.39 feet, more or less, to the Point of Beginning.

CONTAINING 37.00 Acres, more or less, as described. See Exhibit A.

INTRODUCED on first reading this 2nd day of May 2018 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of May 2018 and ordered published in pamphlet form.

ATTEST:

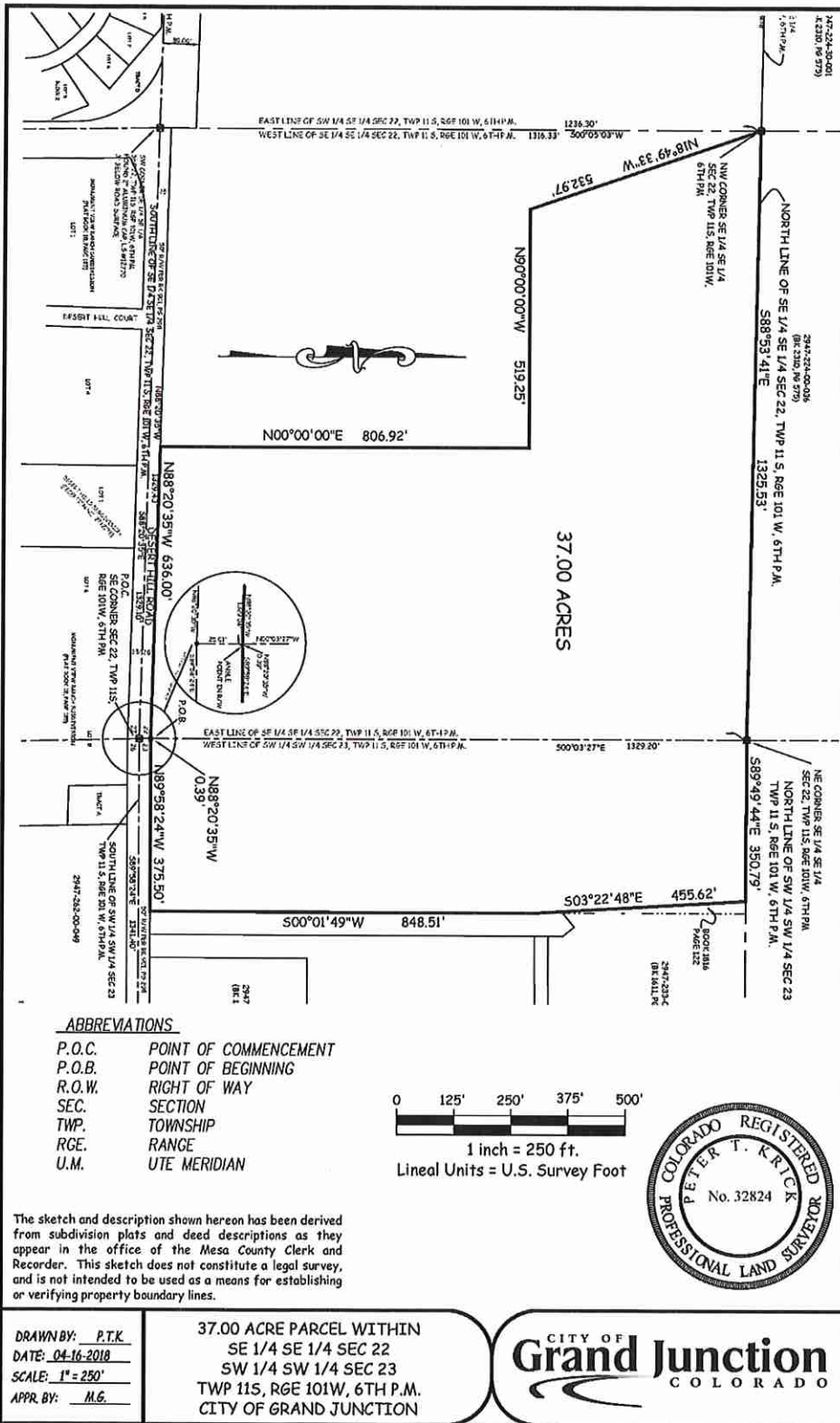


President of the Council



City Clerk

Exhibit A



RECORDED/RETRIEVED/SURVEYS BY PTK/TIARA SURVEYS