

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4819

AN ORDINANCE ZONING LOT 1, ROOTED GYPSY FARMS SUBDIVISION
TO R-E (RESIDENTIAL ESTATE)

LOCATED AT 2575 G ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning 2575 G Road (future 2476 Tahoe Drive) to the R-E (Residential Estate) zone district finding that it conforms with the recommended land use category 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. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-E (Residential Estate) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned R-E (Residential Estate) as shown on the attached Exhibit A, (said parcel containing an area of 2.03 Acres) and as shown on Exhibit B, attached.

INTRODUCED on first reading the 19th day of September, 2018 and ordered published in pamphlet form.

ADOPTED on second reading the 3rd day of October, 2018 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk

City Clerk



EXHIBIT A

LEGAL DESCRIPTION ROOTED GYPSY SUBDIVISION, LOT 1

That property located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 3, whence the Northwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 3 bears North

89°58'59" West, a distance of 1317.36 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°01'49" East, a distance of 30.00 feet to a point on the South Right-of- Way of G Road; thence along the said South Right-of-Way South 89°58'59" West, a distance of 16.50 feet; thence South 00°01'50" East, a distance of 420.58 feet; thence South 89°58'56" West, a distance of 277.05 feet to the POINT OF BEGINNING; thence South 32°48'17" East, a distance of 36.39 feet, thence along a curve turning to the right having a delta angle of 61°32'56", a radius of 60.00 feet, an arc length of 64.45 feet, and a chord length of 61.40 feet, with a chord bearing of South 02°01'49" East; thence along a curve turning to the right having a delta angle of 18°55'39", a radius of 368.83 feet, an arc length of 121.84 feet, and a chord length of 121.29 feet, with a chord bearing of South 38°12'28" West; thence along a curve turning to the right having a delta angle of 07°46'20", a radius of 70.44 feet, an arc length of 95.29 feet, and a chord length of 95.21 feet, with a chord bearing of South 51°33'28" West; thence South 16°00'18" West, a distance of 47.02 feet; thence South 46°12'32" West, a distance of 154.42 feet; thence South 10°54'14" West, a distance of 56.24 feet; thence South 00°03'06" East, a distance of 144.41 feet; thence South 89°57'49" West, a distance of 25.00 feet; thence North 00°01'35" West, a distance of 598.06 feet; thence North 89°58'56" East, a distance of 287.92 feet to the POINT OF BEGINNING.

Said parcel containing an area of 2.03 Acres, as herein described.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4819 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of September, 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 3rd day of October, 2018, at which Ordinance No. 4819 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 4 day of October, 2018.



City Clerk

Published: September 21, 2018
Published: October 05, 2018
Effective: November 4, 2018