

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2690

Ordinance Rezoning Property Located at 2765 Crossroads Blvd
from Public Zone (PZ) to Highway Oriented (HO)

Recitals.

Rezoning has been requested by the City Council of the City of Grand Junction for property known as 2765 Crossroads Blvd., more particularly described on Exhibit A, attached and incorporated herein by this reference, from Public Zone (PZ) to Highway Oriented (HO).

After public notice and public hearing, as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning.

In evaluating the request in conformance with section 4-4-4 of the Zoning and Development Code, the City Council determined that there is a community need for the rezoning, the proposed zoning is compatible with the surrounding area and the rezoning is in conformance with the Master Plan of Parks.

The City Council finds that the requested rezoning is in conformance with the stated requirements of Section 4-4 of the Zoning and Development Code.

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

The property described on the attached Exhibit A is hereby rezoned H.O. (Highway Oriented)

Introduced on first reading this 16th day of June, 1993.

PASSED and ADOPTED on second reading this 7th day of July, 1993.

Theobold

/s/ Reford C.
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

EXHIBIT "A"

That certain real property labeled "CITY OF GRAND JUNCTION PARK SITE" on the REPLAT OF CROSSROADS COLORADO WEST in the Southwest Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, as recorded in Plat Book 12 at Page 92 in the office of the Mesa County Clerk and Recorder and being more specifically described as follows, to wit:

Beginning at a point which is North 89°51'40" West a distance of 329.64 feet from the Southeast corner of the SW1/4 NE1/4 of said Section 36;
thence North 89°51'40" West along the South line of the SW1/4 NE1/4 of said Section 36 a distance of 329.78 feet;
thence North 36°05'05" West a distance of 70.0 feet;
thence North 33°25'06" East a distance of 360.15 feet;
thence 176.31 feet along the arc of a non-tangent curve to the left having a central angle of 36°04'39", a radius of 280.0 feet, and a long chord which bears North 78°10'32" East a distance of 173.41 feet;
thence South 01°18'13" East a distance of 153.45 feet;
thence South 00°08'00" West a distance of 240.10 feet to the Point of Beginning,

Subject to the following easements as shown and stated on the REPLAT OF CROSSROADS COLORADO WEST: A 10-foot wide Utility Easement adjacent to the Northerly boundary; a 70-foot wide Utility & Drainage Easement adjacent to the East boundary; a 15-foot wide Utility Easement adjacent to the Southerly boundary; and a 10-foot wide right-of-way adjacent to the East and Southerly boundary lines which is reserved for bicycles and pedestrians.