

CITY OF GRAND JUNCTION

Ordinance No. 2908

REZONING PROPERTY LOCATED  
AT THE SOUTHEAST CORNER OF 1ST STREET  
AND WEST SHERWOOD DRIVE, AKA LOT 1, SHERWOOD  
PARK MINOR SUBDIVISION, FROM PZ TO B-3

Recitals.

A rezone from PZ (Public Zone) to B-3 (Retail Business) has been requested for a property located at the southeast corner of 1st Street and West Sherwood Drive. The parcel was originally a portion of Sherwood Park, but voter approval has authorized that it be sold, with proceeds deposited in the Parks Open Space Fund or exchanged for other park lands of equal or greater value. At its March 5, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request. Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described as a parcel of land situate in the SW 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the City Survey Monument for the Southwest corner of said Section 11 from whence a Mesa County Survey Monument for the Northwest corner of the SW 1/4 SW 1/4 of said Section 11 bears N 00°06'00" W a distance of 1310.92 feet, with all bearings herein being relative thereto; thence N 00°06'00" W along the West line of said Section 11 a distance of 186.00 feet; thence S 89°42'00" E a distance of 40.00 feet to a point on the East right-of-way line for North First Street and True Point of Beginning of the parcel described herein; thence N 00°06'00" W along the East right-of-way line for said North First Street a distance of 251.42 feet to the beginning of a curve to the right having a radius of 19.47 feet; thence 29.59 feet along the arc of said curve ( chord bears N 43°26'22" E a distance of 26.82 feet ) to a point on the Easterly right-of-way line for West Sherwood Drive and Beginning of a curve to the left having a radius of 137.50 feet; thence 70.13 feet along said Easterly right-of-way line and arc of said curve ( chord bears N 67°40'41" E a distance of 69.37 feet ) to the beginning of a curve to the right having a radius of 20.00 feet; thence 22.11 feet along the arc of said curve ( chord bears N 79°43'12" E a distance of 21.00 feet ) to a point; thence S 70°31'21" E a distance of

220.34 feet to the beginning of a curve to the right having a radius of 14.82 feet; thence 19.49 feet along the arc of said curve ( chord bears S 32°55'48" E a distance of 18.11 feet ) to a point on the West right-of-way line for North 2nd Street; thence leaving said West right-of-way line and along the North line of a parcel of land as described in Book 1629 at Page 210-211 of the records of the Mesa County Clerk and Recorder S 89°38'33" W a distance of 58.80 feet; thence S 44°45'22" W along the Northwesterly line of said parcel of land a distance of 298.86 feet to a point on the North line of a parcel of land as described in Book 827 at Page 49 of the records of said Mesa County Clerk and Recorder; thence along said North line N 89°42'00" W a distance of 51.20 feet to the Point of Beginning. Said parcel contains 1.181 acres more or less; also known as Lot 1, Sherwood Park Minor Subdivision;

is hereby rezoned from PZ to B-3.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 1996.

PASSED on SECOND READING this 3rd day of April, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Ron Maupin  
President of City Council

