



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____
Date _____
Rec'd By _____
File No. MS-96-30

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		<i>Sherwood Dr.</i>	<i>P2</i>	
<input checked="" type="checkbox"/> Rezone				From: <i>P2</i> To: <i>B-3</i>	<i>Park and commercial</i>
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>City of Grand Junction</i>		<i>Tim Woodmansee</i>
Name	Name	Name
<i>250 N. 5th St</i>		<i>250 N. 5th St.</i>
Address	Address	Address
<i>Grand Jct, CO 81501</i>		<i>Grand Junction, CO 81501</i>
City/State/Zip	City/State/Zip	City/State/Zip
<i>244-1565</i>		<i>244-1565</i>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Stu R Pace _____ *2-5-96* _____
Signature of Person Completing Application Date

X _____ _____
Signature of Property Owner(s) - attach additional sheets if necessary Date

SUBMITTAL CHECKLIST

MINOR SUBDIVISION *and Rezone*

Location: *Shirwood Place*

Project Name: *Shirwood Park Minor Sub.*

ITEMS	SSID REFERENCE	DISTRIBUTION																							TOTAL REQ'D.							
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth/Comm	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Parkway WWT	TCL Cable			
● Application Fee	VII-1	1																														
● Submittal Checklist*	VII-3	1																														
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1			1			1																								
○ Appraisal of Raw Land	VII-1	1			1	1																										
● Names and Addresses*	VII-2	1																														
● Legal Description*	VII-2	1			1																											
○ Deeds	VII-1	1			1		1																									
○ Easements	VII-2	1	1	1	1		1														1	1	1									
○ Avigation Easement	VII-1	1			1		1							1																		
○ ROW	VII-3	1	1	1	1		1														1	1	1									
○ Covenants, Conditions & Restrictions	VII-1	1	1				1																									
○ Common Space Agreements	VII-1	1	1				1																									
● County Treasurer's Tax Cert.	VII-1	1																														
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																									
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																													
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map <i>full size original map</i>	IX-21	1																														
○ Composite Plan	IX-10	1	2	1	1																											
○ 11"x17" Reduction Composite Plan <i>13</i>	IX-10	1				1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat <i>13 COPIES</i>	IX-15	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Final Plat	IX-15	1				1			8	1	1	1			1	1	1	1	1	1	1	1	1			1			1			
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1							1	1						
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1														1	1	1	1	1							1	1		
○ Roadway Plan and Profile	IX-28	1	2															1														
○ Road Cross-sections	IX-27	1	2															1														
○ Detail Sheet	IX-12	1	2																													
○ Landscape Plan	IX-20	2	1	1																												
○ Geotechnical Report	X-8	1	1										1														1					
○ Phase I & II Environmental Report	X-10,11	1	1																													
○ Final Drainage Report	X-5,6	1	2															1														
○ Stormwater Management Plan	X-14	1	2															1							1							
○ Sewer System Design Report	X-13	1	2	1																	1											
○ Water System Design Report	X-16	1	2	1																	1											
○ Traffic Impact Study	X-15	1	2																													
○ Site Plan	IX-29	1	2	1	1		1		8																							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 1/24/96
Conference Attendance: Kathy P. Steve Pace
Proposal: Minor Sub of Ribbon
Location: Sherwood Drive

Tax Parcel Number: 2945-113- -945
Review Fee:

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? ps
Parks and Open Space fees required? Estimated Amount:
Recording fees required? ps Estimated Amount:
Half street improvement fees/TCP required? -not for platting Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? not for platting

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

Sherwood Park Minor Subdivision
General Project Report

Sherwood Park, located north-east of 1st Street and North Avenue, consists of a total of 15.5 acres. 13.9 acres of the total site is the developed Sherwood Park site. 1.2 acres of the site, along 1st Street is undeveloped and separated from the main park site by South Sherwood Drive, an existing but undedicated ROW (the former Grand Valley Boy's Club site). The remaining acreage is in ROW.

Sherwood Park was dedicated to the City of Grand Junction with the 1950 platting of Sherwood Addition. The City sold the south 1.18 acres in 1973 to Grand Valley Boy's Club for use as a Boy's Club. The sale stipulated that the 1.18 acres would revert to the City in the event the property ceased to be used for Boy's Club purposes. Grand Valley Boy's Club eventually lacked adequate funding to maintain a building victimized by unstable soils and poor construction techniques. Consequently, the Boy's Club building was demolished and the property reverted to the City in 1982.

Voter approval to dispose of the former Boy's Club site was obtained in 1989. The voter's action authorized the City to either sell the property for its appraised value, with proceeds to be deposited in the Parks Open Space Fund, or to exchange the property for other park lands of equal or greater value.

The City Council has directed staff to sell the former Boy's Club site. Because this tract is still legally attached to the developed park to the north, the property needs to be split through the City's minor subdivision process.

The proposed lot 1 is currently zoned PZ (Public Zone) because the City of Grand Junction owns it and the park is a public use. The City is initiating a rezone for the contemplated sale of the property. The proposed zone is B-3 (Retail Business). The property to the south and east is zoned C-2 (heavy commercial), the property to the north is zoned RSF-5 and the property to the west is zoned RMF-64.

REVIEW COMMENTS

Page 1 of 2

FILE #MS-96-30

TITLE HEADING: Sherwood Park Minor Subdivision

LOCATION: 1st Street & Sherwood Drive

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 250 N 5th Street
Grand Junction, CO 81501
244-1565

PETITIONER'S REPRESENTATIVE: Tim Woodmansee

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., FEBRUARY 23, 1996.

GRAND JUNCTION FIRE DEPARTMENT 2/7/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY UTILITY ENGINEER 2/8/96
Trent Prall 244-1590

The City of Grand Junction Utility Division has no objections to the Minor Subdivision.

CITY POLICE DEPARTMENT 2/8/96
Dave Stassen 244-3587

No comments.

U.S. WEST 2/12/96
Max Ward 244-4721

U.S. West needs a 10' easement along the SW corner of Lot 1 paralleling the southerly property line to the SE corner approximately 51.20' to feed Old Chicago Restaurant from 1st Street - "see attached plat".

COMMUNITY DEVELOPMENT DEPARTMENT 2/13/96
Bill Nebeker 244-1447

1. No comments on Minor Subdivision.
2. Lot 1 will be rezoned to B-3 as a part of this application.
3. A legal description for Lot 1, prior to platting, is needed for the ordinance for the rezone. Could you send that to me in Word Perfect format by Tuesday, February 20?

No other comments.

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

No comment.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Surveyor

Public Service Company

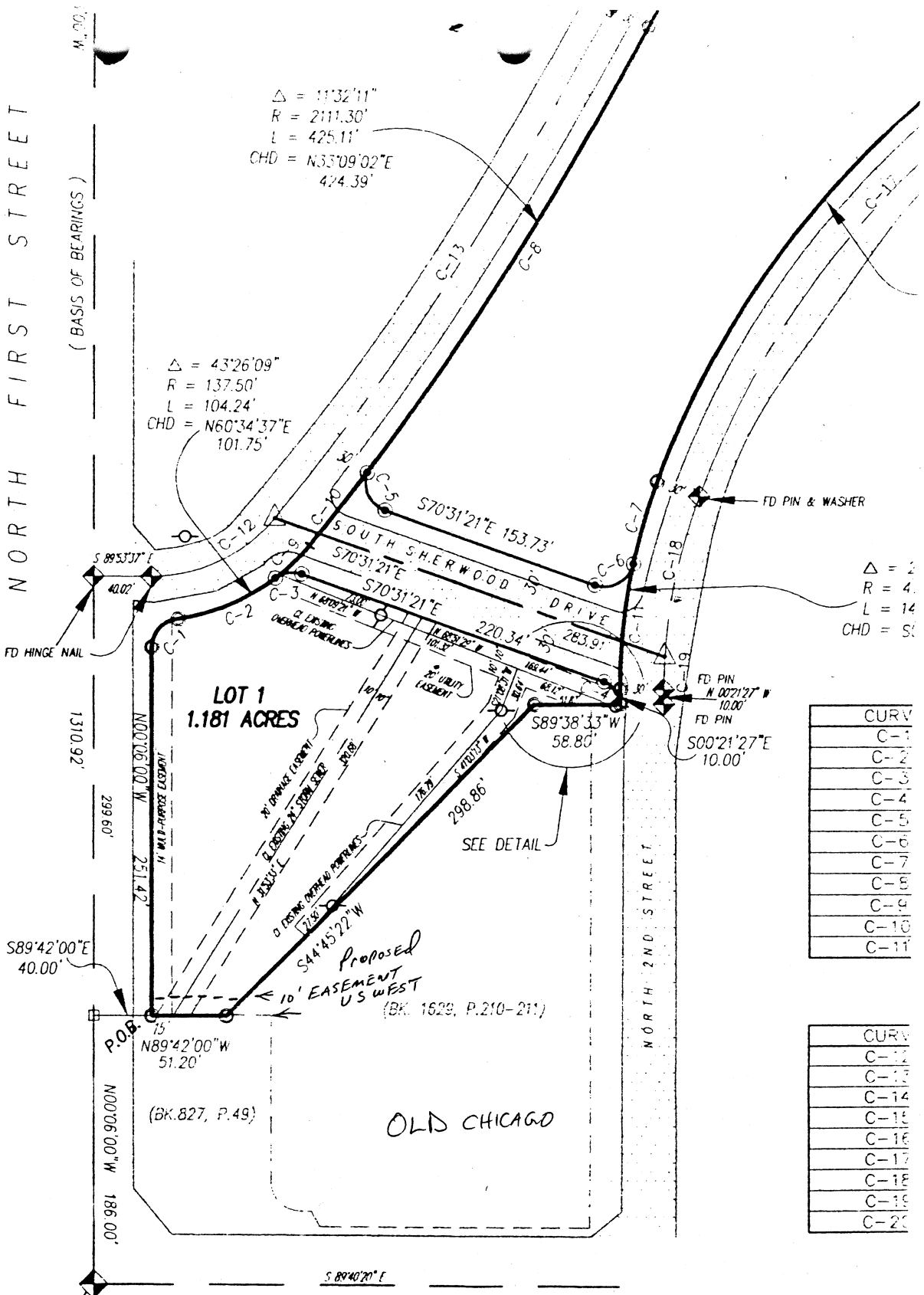
TCI Cablevision

NORTH FIRST STREET
(BASIS OF BEARINGS)

$\Delta = 11'32'11''$
 $R = 2111.30'$
 $L = 425.11'$
 $CHD = N33'09'02''E$
 $474.39'$

$\Delta = 43'26'09''$
 $R = 137.50'$
 $L = 104.24'$
 $CHD = N60'34'37''E$
 $101.75'$

$\Delta = 2'$
 $R = 4'$
 $L = 14'$
 $CHD = 5'$



CURV
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11

CURV
C-12
C-13
C-14
C-15
C-16
C-17
C-18
C-19
C-20

MS-96-30

NORTH AVENUE

FD. SPIKE & WASHER
 S.W. CORNER
 SECTION 11
 T1S, R1W, U.M.

REVISION	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
REVISION A			SR	TV

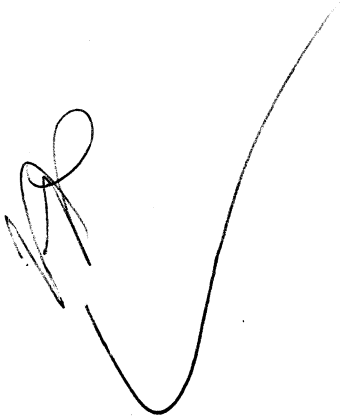
~~FILE: MS-96-30~~
DATE: February 13, 1996
STAFF: Bill Nebeker
REQUEST: Minor subdivision for Sherwood Park and one commercial lot, and
rezone to B-3

Community Development Department
Review Comments:

1. No comments on minor subdivision.
2. Lot 1 will be rezoned to B-3 as a part of this application.
3. A legal description for lot 1, prior to platting, is needed for the ordinance for the rezone. Could you send that to me on Word Perfect?

No other comments

***** NOTE TO MARCIA: INCLUDE WITH THIS APPLICATION THE
REZONING OF PROPOSED LOT 1 FROM PZ TO B-3.



PC APPROVED
6-0 DELETED
CONDITION #1

Sherwood Park

STAFF REVIEW

FILE: MS-96-30
 DATE: March 5, 1996
 STAFF: Bill Nebeker
 REQUEST: Minor subdivision for Sherwood Park and one commercial lot and Rezone from PZ (Public Zone) to B-3 for lot 1.
 LOCATION: North of northeast corner North Avenue and First Street
 APPLICANT: Tim Woodmansee for City of Grand Junction

EXECUTIVE SUMMARY: Staff recommends approval of this one lot minor subdivision and zone change. The subdivision allows the City to sell a surplus piece of property at the south end of Sherwood Park. The parcel will be rezoned to B-3 to allow for future commercial use. B-3 is more compatible with the adjacent neighborhood than the predominantly zoned C-2 commercial uses to the south.

EXISTING LAND USE: Vacant and city park

PROPOSED LAND USE: no change in land use proposed at this time

SURROUNDING LAND USE:

NORTH: Single Family Residential
 SOUTH: Commercial
 EAST: Single Family Residential & Office
 WEST: Single Family Residential, Church & Apartments

EXISTING ZONING: PZ (Public Zone)

SURROUNDING ZONING:

NORTH: RSF-5
 SOUTH: C-2
 EAST: RSF-5 & B-1
 WEST: RSF-5 & RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Commercial use for the proposed B-3 parcel and Parks/Open Space for the park site.

STAFF ANALYSIS: The City of Grand Junction proposes to sell a 1.18 acre parcel adjacent to Sherwood Park. Sherwood Park was dedicated to the City in 1950 with the platting of the Sherwood Addition. The City sold the south 1.18 acres in 1973 to Grand Valley Boy's Club


for use as a boy's club. The sale stipulated that the site would revert to the City in event the property ceased to be used for Boy's Club purposes.

Grand Valley Boy's Club eventually lacked adequate funding to maintain a building victimized by unstable soils and poor construction. Consequently the building was demolished and the property reverted to the City in 1982. Voter approval to dispose of this site was obtained in 1989. The voter's action authorized the City to either sell the property for its appraised value, with proceeds to be deposited in the Parks Open Space Fund, or to exchange the property for other park lands of equal or greater value. Subsequently the City Council has directed staff to sell this parcel. Because it is still legally attached to the developed park to the north, the property needs to be split through the minor subdivision process.

Currently the two parcels are divided by a street over park property. A street right-of-way was never dedicated at this location. South Sherwood Drive, a standard 60 foot wide collector will be dedicated as part of this subdivision. The City will construct a curb and gutter on the park side of the street. Future development on the other side will require comparative improvements. The portion of the subdivision containing the park will be dedicated to the general public for continued use as a city park.

In conjunction with the subdivision, it is proposed that lot 1 be rezoned from PZ (Public Zone) to B-3 (Retail Business). Since the parcel is intended to be sold, the PZ district, which is designed for uses owned by the government, is no longer adequate for this site. Although most of the surrounding zoning is C-2, staff discourages this heavier commercial zone for a site so close to a residential neighborhood and other low impact uses. B-3, a zone primarily intended for areas of concentrated indoor retail and service business uses, without large outdoor sales areas, is more appropriate for this site.

The zone change meets the criteria specified in Section 4-4-4 of the Zoning and Development Code. The PZ zoning is no longer adequate for this site which has been approved by the voters to be sold. The proposed rezone is compatible with the surrounding area because it allows less intense uses than other nearby commercial uses. The community will be benefitted by the rezone and sale of the property because funds will be available for adding park sites in other areas of the city in need of recreational facilities. Adequate facilities are available at this location to service future use of this site for commercial purposes.

 Lot 1 lacks sufficient frontage on 1st Street to allow a driveway entrance. Two hundred feet spacing is required between West Sherwood Drive and the driveway entrance for Go-Fer convenience store at the northeast corner of North Avenue and 1st Street. For this reason a note shall be placed on the plat stating that a driveway entrance will not be allowed on 1st Street.

Some minor changes to the plat are required to satisfy utility concerns.

STAFF RECOMMENDATION: Approval of the Minor Subdivision and Rezone with the following condition:

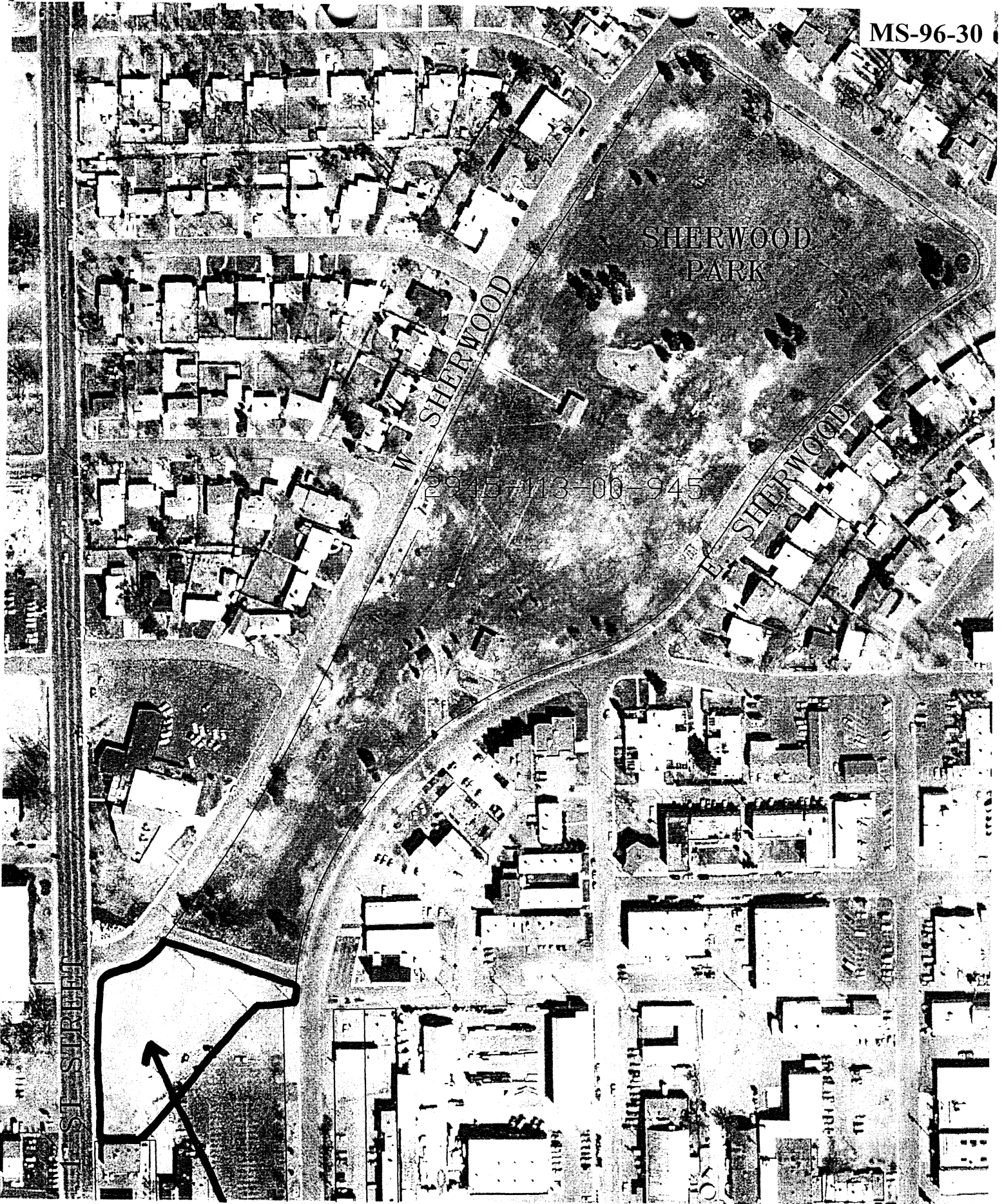
~~1~~ DELETED

A note shall be placed on the plat that states that no access will be allowed to North First Street from Lot 1.

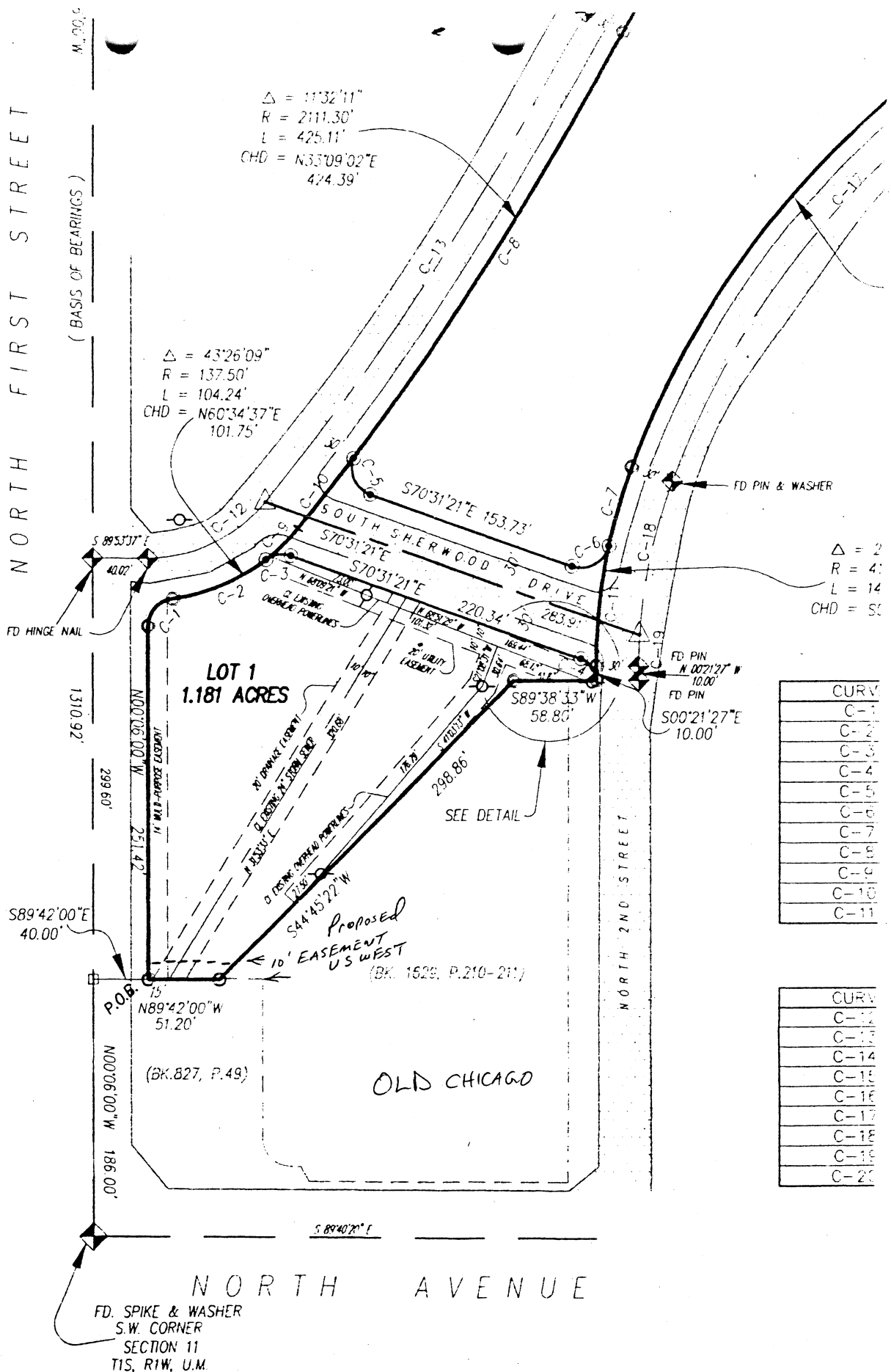
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-30, I move that we approve the Sherwood Park Minor Subdivision and Rezone, based upon staff's recommendation.

6-0



proposed B-3 zoning



MS-96-30

REVISION	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
1			SR	TV

STAFF REVIEW - CITY COUNCIL REPORT

FILE: MS-96-30
DATE: March 20, 1996
STAFF: Bill Nebeker
REQUEST: Minor subdivision for Sherwood Park and one commercial lot and
Rezone from PZ (Public Zone) to B-3 for lot 1.
LOCATION: North of northeast corner North Avenue and First Street
APPLICANT: Tim Woodmansee for City of Grand Junction

EXECUTIVE SUMMARY: Staff recommends approval of this one lot minor subdivision and zone change. The subdivision allows the City to sell a surplus piece of property at the south end of Sherwood Park. The parcel will be rezoned to B-3 to allow for future commercial use. B-3 is more compatible with the adjacent neighborhood than the predominantly zoned C-2 commercial uses to the south.

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for use as a boy's club. The sale stipulated that the site would revert to the City in event the property ceased to be used for Boy's Club purposes.

Grand Valley Boy's Club eventually lacked adequate funding to maintain a building victimized by unstable soils and poor construction. Consequently the building was demolished and the property reverted to the City in 1982. Voter approval to dispose of this site was obtained in 1989. The voter's action authorized the City to either sell the property for its appraised value, with proceeds to be deposited in the Parks Open Space Fund, or to exchange the property for other park lands of equal or greater value. Subsequently the City Council has directed staff to sell this parcel. Because it is still legally attached to the developed park to the north, the property needs to be split through the minor subdivision process.

Currently the two parcels are divided by a street over park property. A street right-of-way was never dedicated at this location. South Sherwood Drive, a standard 60 foot wide collector will be dedicated as part of this subdivision. The City will construct a curb and gutter on the park side of the street. Future development on the other side will require comparative improvements. The portion of the subdivision containing the park will be dedicated to the general public for continued use as a city park.

In conjunction with the subdivision, it is proposed that lot 1 be rezoned from PZ (Public Zone) to B-3 (Retail Business). Since the parcel is intended to be sold, the PZ district, which is designed for uses owned by the government, is no longer adequate for this site. Although most of the surrounding zoning is C-2, staff discourages this heavier commercial zone for a site so close to a residential neighborhood and other low impact uses. B-3, a zone primarily intended for areas of concentrated indoor retail and service business uses, without large outdoor sales areas, is more appropriate for this site.

The zone change meets the criteria specified in Section 4-4-4 of the Zoning and Development Code. The PZ zoning is no longer adequate for this site which has been approved by the voters to be sold. The proposed rezone is compatible with the surrounding area because it allows less intense uses than other nearby commercial uses. The community will be benefitted by the rezone and sale of the property because funds will be available for adding park sites in other areas of the city in need of recreational facilities. Adequate facilities are available at this location to service future use of this site for commercial purposes.

City policy requires two hundred feet spacing between street intersections and driveway entrances on major arterials. Although Lot 1 lacks sufficient frontage on 1st Street to allow a new driveway entrance, there is an existing one in place. However without access from 1st Street the utility of this parcel for retail use is questionable. For this reason any restrictions to this parcel from 1st Street will be examined during site plan review rather than at this time.

STAFF RECOMMENDATION: Approval of the Minor Subdivision and Rezone.

PLANNING COMMISSION RECOMMENDATION: Approval of the Sherwood Park Minor Subdivision and Rezone of Lot 1 from PZ to B-3 based upon staff's recommendation.

CITY OF GRAND JUNCTION

Ordinance No. _____

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 ____ day of _____, 1996.

ATTEST:

City Clerk

President of City Council

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

SHERWOOD MINOR SUBDIVISION

Situated in the SW 1/4 of Section 11,

Township 1 SOUTH, Range 1 WEST,

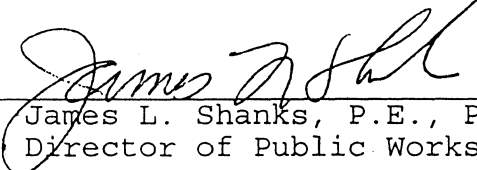
of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 9 day of July, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By:


James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

1763770 0327PM 07/10/96
MONIKA TODD CLK&REC MESA COUNTY CO

Recorded in Mesa County

Date: _____

Plat Book: 15 Page: 1104/111

Drawer: 0030

LEGAL DESCRIPTION
LOT 1, SHERWOOD PARK MINOR SUBDIVISION

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

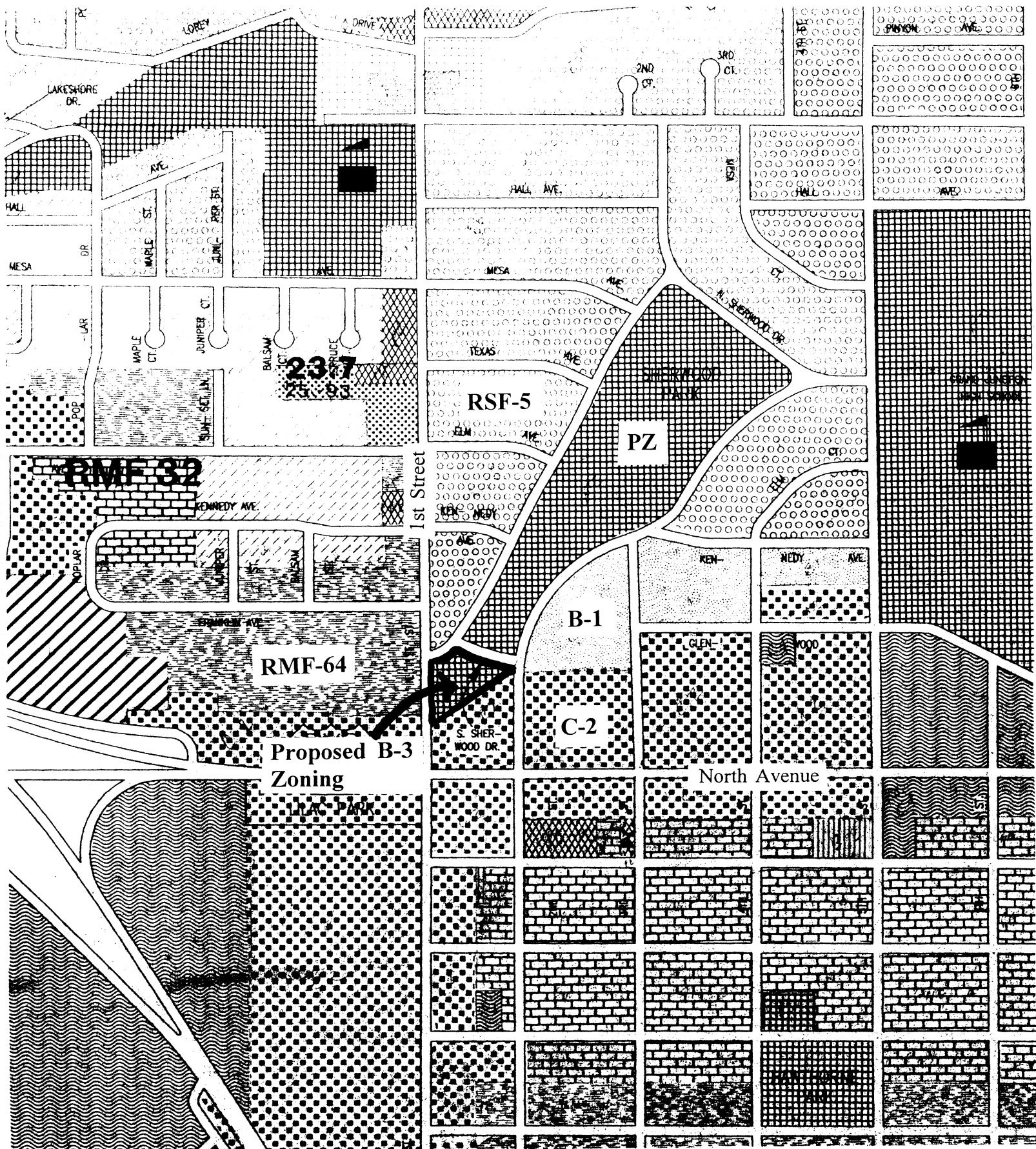
N 67°40'41" E a distance of 69.37 feet) to the beginning of a curve to the right having a radius of 20.00 feet; thence 22.11 feet along the arc of said curve (chord bears N 79°43'12" E a distance of 21.00 feet) to a point; thence S 70°31'21" E a distance of 220.34 feet to the beginning of a curve to 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.

H:\SHERLOT1

MS-94-30

Sherwood Park Rezoning

Applicant: City of Grand Junction





proposed B-3 zoning

Property Description

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, being more particularly described as follows:

Commencing at a City Survey Marker for the Southwest corner of said Section 11 from whence a Mesa County Survey Marker 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 1310.98 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 of North First Street and True Point of Beginning of the parcel described herein; thence continuing along the East right-of-way line of said North First Street N 00°06'00" W a distance of 251.42 feet to the beginning of a curve to the right having a radius of 19.47 feet; thence 29.58 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 of West Sherwood Drive; thence along the Easterly right-of-way line of said West Sherwood Drive the following 5 courses:

1) 104.24 feet along the arc of a curve to the left having a radius of 137.50 feet (chord bears N 60°34'37" E a distance 101.75 feet);

2) 425.11 feet along the arc of a curve to the left having a radius of 2111.30 feet (chord bears N 33°09'02" E a distance of 424.39 feet);

3) N 27°23'12" E a distance of 770.51 feet;

4) 441.31 feet along the arc of a curve to the right having a radius of 1743.80 feet (chord bears N 34°38'39" E a distance of 440.13 feet);

5) N 41°53'39" E a distance of 28.64 feet to the beginning of a curve to the right having a radius of 30.00 feet; thence 43.82 feet along the arc of said curve (chord bears N 83°44'47" E a distance of 40.03 feet) to a point on the Southerly right-of-way line of North Sherwood Drive; thence S 54°24'06" E along the Southerly right-of-way line of said North Sherwood Drive a distance of 528.21 feet to the beginning of a curve to the right having a radius of 48.00 feet; thence 94.71 feet along the arc of said curve (chord bears S 02°07'25" W a distance of 80.08 feet) to a point on the Westerly right-of-way line of East Sherwood Drive; thence along the Westerly right-of-way line of said East Sherwood Drive the following 6 courses:

1) 515.62 feet along the arc of a curve to the left having a radius of 1250.30 feet (chord bears S 46°41'19" W a distance of 511.97 feet);

2) S 34°55'02" W a distance of 127.24 feet;

3) 219.31 feet along the arc of a curve to the right having a radius of 336.75 feet (chord bears S 53°31'37" W a distance of 215.50 feet);

4) S 71°57'29" W a distance of 59.62 feet;

5) 587.29 feet along the arc of a curve to the left having a radius of 643.30 feet (chord bears S 46°01'47" W a distance of 567.13 feet);

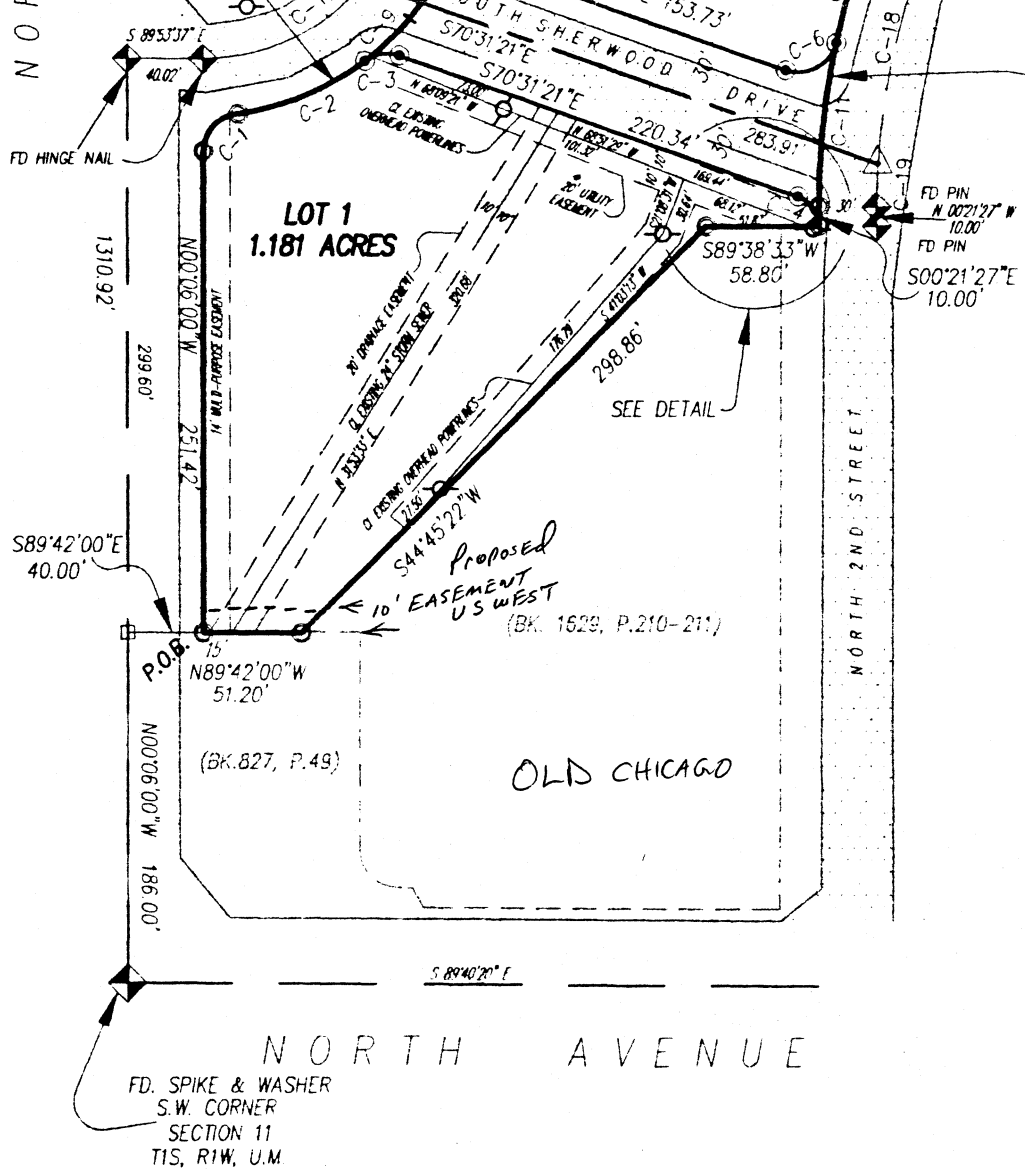
6) 145.37 feet along the arc of a curve to the left having a radius of 411.80 feet (chord bears S 09°56'19" W a distance of 144.62 feet) to a point on the West right-of-way line of North Second Street; thence S 00°21'27" E along the West right-of-way line of said North Second Street a distance of 10.00 feet; thence leaving said West right-of-way line and along the North line of a parcel of land as described in Book 1629 at Pages 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 a 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.

NORTH FIRST STREET
(BASIS OF BEARINGS)

$\Delta = 11^{\circ}32'11''$
 $R = 2111.30'$
 $L = 425.11'$
 $CHD = N33^{\circ}09'02''E$
 $474.39'$

$\Delta = 43^{\circ}26'09''$
 $R = 137.50'$
 $L = 104.24'$
 $CHD = N60^{\circ}34'37''E$
 $101.75'$

$\Delta = 23^{\circ}14'14''$
 $R = 411.14'$
 $L = 145.14'$
 $CHD = S02^{\circ}14'14''E$
 $14.14'$



CURVE
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11

CURVE
C-12
C-13
C-14
C-15
C-16
C-17
C-18
C-19
C-20

MS-96-30

REVISION	DESCRIPTION	DATE	DRAWN BY
REVISION Δ			SRP
REVISION Δ			TW
			APPROVED BY

