

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2963

Ordinance Zoning the Bookcliff Country Club Enclave Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Bookcliff Country Club Enclave Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Planned Residential (PR) zoning for the properties owned by Bookcliff Country Club and Residential Single Family - 4 units per acre (RSF-4) zoning for all other properties within the annexation. The PR zoning allows only golf courses and related uses, such as tennis courts, swimming pool, restaurant, private parties and banquets, lounge, and special events. Any future development within this PR zone shall be processed through the Planned Development section of Grand Junction's Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that all properties owned by the Bookcliff Country Club shall be zoned Planned Residential (PR), while all other parcels in this annexation shall be zoned Residential Single Family - 4 units per acre (RSF-4).

The City Council finds that the PR and RSF-4 zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property be zoned Planned Residential (PR):

A parcel of land situate in Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ corner of said Section 36; thence N $00^{\circ}15'05''$ W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70; thence continuing along said north - south centerline of said Section 36 N $00^{\circ}03'00''$ E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No.70; thence along the centerline for said Interstate Highway No. 70 the following 3 courses:

1) 659.30 feet along the arc of a curve concave to the south, having a radius of 1637.10 feet and a chord bearing N $69^{\circ}53'02''$ W a distance of 654.86 feet;

2) N $86^{\circ}05'04''$ W a distance of 399.70 feet;

N $88^{\circ}25'00''$ W a distance of 881.20 feet to a point; thence leaving said centerline S $01^{\circ}35'00''$ W a distance of 100.00 feet to a point on the south right-of-way line for said Interstate Highway No.70; thence S $24^{\circ}43'00''$ W a distance of 77.51 feet; thence S $25^{\circ}30'00''$ W a distance of 77.85 feet; thence S $41^{\circ}58'00''$ W a distance of 53.00 feet; thence S $65^{\circ}08'00''$ W a distance of 210.00 feet; thence S $47^{\circ}43'00''$ E a distance of 212.74 feet; thence S $10^{\circ}14'00''$ W a distance of 74.00 feet; thence S $14^{\circ}00'00''$ E a distance of 49.65 feet; thence S $30^{\circ}40'00''$ W a distance of 118.50 feet; thence S $70^{\circ}53'00''$ W a distance of 71.42 feet to a point on the northerly boundary line of Fairway Park Subdivision; thence N $89^{\circ}59'00''$ E along the northerly boundary of said Fairway Park Subdivision a distance of 393.00 feet to the northeast corner of said Fairway Park Subdivision; thence along the easterly boundary line of Block 6 of said Fairway Park Subdivision the following 3 courses:

1) S $01^{\circ}13'00''$ E a distance of 711.41 feet;

2) 275.58 feet along the arc of a curve concave to the southwest, having a radius of 794.78 feet and a chord bearing S $25^{\circ}40'00''$ E a distance of 274.20 feet;

3) S $00^{\circ}54'00''$ W a distance of 1330.00 feet to the northeast corner of Lot 15, Block 6 of said Fairway Park Subdivision; thence S $90^{\circ}00'00''$ E a distance of 100.00 feet to a point; thence S $00^{\circ}54'00''$ W a distance of 351.11 feet to a point on the south line of the Southwest $\frac{1}{4}$ of said Section 36; thence S $89^{\circ}57'30''$ E along the south line of said Southwest $\frac{1}{4}$ a distance of 891.45 feet to a point; thence leaving said south line N $00^{\circ}02'30''$ E a distance of 40.00 feet to a point on the north right-of-way line for G Road; thence N $14^{\circ}06'44''$ E along the westerly boundary line of Northside Park Subdivision a distance of 526.32 feet to the northwest corner of said Northside Park Subdivision; thence N $15^{\circ}36'00''$ E a distance of 215.01 feet to a point; thence N $58^{\circ}04'00''$ E a distance of 245.04 feet to a point; thence N $32^{\circ}45'00''$ E a distance of 178.59 feet to a point; thence N $32^{\circ}40'00''$ E a distance of 335.21 feet to a point; thence N $26^{\circ}36'07''$ E a distance of 737.69 feet to a point; thence S $89^{\circ}46'08''$ W a distance of 329.81 feet to a point; thence N $84^{\circ}34'01''$ W a distance of 105.42 feet to a point; thence N $18^{\circ}04'46''$ E a distance of 186.27 feet to a point; thence N $12^{\circ}16'25''$ E

a distance of 164.43 feet to a point; thence N 02°40'17" E a distance of 213.47 feet to a point on the north - south centerline of said Section 36; thence along said north - south centerline N 00°13'42" W a distance of 97.45 feet to the point of beginning.

The following described property be zoned Residential Single Family - 4 units per acre (RSF-4):

A parcel of land situate in Section 35 and 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Center ¼ corner of said Section 36; thence N 00°15'05" W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70; thence continuing along said north - south centerline of said Section 36 N 00°03'00" E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No.70; thence along the centerline for said Interstate Highway No. 70 the following 3 courses:

- 1) 659.30 feet along the arc of a curve concave to the south, having a radius of 1637.10 feet and a chord bearing N 69°53'02" W a distance of 654.86 feet;
- 2) N 86°05'04" W a distance of 399.70 feet;
- 3) N 88°25'00" W a distance of 881.20 feet to True Point of Beginning of the parcel described herein; thence continuing along said centerline N 88°25'00" W a distance of 776.67 feet to a point on the west right-of-way line for said 27 Road; thence S 00°11'05" W along the west right-of-way line for said 27 Road a distance of 130.07 feet to a point on the south right-of-way line for said Interstate Highway No.70; thence S 88°25'00" E along said south right-of-way line a distance of 30.00 feet to a point on the west line of said Section 36; thence S 00°06'23" W along the west line of said Section 36 a distance of 647.00 feet to the West ¼ corner of said Section 36; thence continuing along the west line of said Section 36 S 00°00'00" W a distance of 427.00 feet to the northwest corner of Fairway Park Subdivision; thence along the northerly boundary line of said Fairway Park Subdivision the following 11 courses:

- 1) N 90°00'00" E a distance of 50.00 feet;
- 2) S 60°42'00" E a distance of 52.00 feet;
- 3) N 21°16'00" E a distance of 98.00 feet;
- 4) N 31°46'00" W a distance of 75.00 feet;
- 5) N 09°34'00" E a distance of 120.00 feet;

6) N 72°32'00" E a distance of 103.00 feet;

7) S 71°37'00" E a distance of 110.00 feet;

8) S 88°41'00" E a distance of 55.00 feet;

9) N 16°20'00" E a distance of 99.60 feet;

10) N 43°53'00" E a distance of 123.41 feet; thence N 70°53'00" E a distance of 71.42 feet; thence N 30°40'00" E a distance of 118.50 feet; thence N 14°00'00" W a distance of 49.65 feet; thence N 10°14'00" E a distance of 74.00 feet; thence N 47°43'00" W a distance of 212.74 feet; thence N 65°08'00" E a distance of 210.00 feet; thence N 41°58'00" E a distance of 53.00 feet; thence N 25°30'00" E a distance of 75.85 feet; thence N 24°43'00" E a distance of 77.51 feet to a point on the south right-of-way line for said Interstate Highway No. 70; thence leaving said south right-of-way line N 01°35'00" E a distance of 100.00 feet to the point of beginning.

Introduced on first reading this 20th day of November, 1996.

PASSED and ADOPTED on second reading this 4th day of December, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk