

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2966

Ordinance Zoning the Matchett Park Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Matchett Park 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 the Public Zone (PZ) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Public Zone (PZ) zone district be established.

The City Council finds that the Public Zone (PZ) 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 Public Zone (PZ):

A tract or parcel of land lying, being and situate in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by the following metes and bounds, to wit:

Commencing at the South 1/4 Corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of Southeast 1/4 of the Southwest 1/4 of said Section 6 to bear N 89°59'34" W with all bearings contained herein being relative thereto; thence N 00°37'34" W along the East line of the Southeast 1/4 of said Section 6 a distance of 50.00 feet to a point on the North right-

of-way line for F Road (also known as Patterson Road), as recorded in Book 1370 at Page 219 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 89°59'34" W along the North right-of-way line for F Road a distance of 675.45 feet to a point on the West line of the East 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6; thence N 00°18'44" W along the West line of said East 1/2 Southeast 1/4 Southwest 1/4 a distance of 1271.63 feet to the Northwest Corner of said East 1/2 Southeast 1/4 Southwest 1/4; thence N 89°58'30" W along the North line of the West 1/2 of the Southeast 1/4 Southwest 1/4 of said Section 6 a distance of 668.32 feet to the Southwest 1/16 corner of said Section 6; thence N 00°00'43" E along the West line of the Northeast 1/4 Southwest 1/4 of Section 6 a distance of 1321.85 feet to the West 1/16th Corner of Section 6; thence N 00°01'41" E along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 6 a distance of 1320.19 feet to the Northwest 1/16th Corner of Section 6; thence N 00°36'18" W along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 6 a distance of 579.25 feet to the center line of the Government Highline Canal; thence along the center line of said Government Highline Canal the following three (3) courses and distances:

1. S 68°58'44" E a distance of 733.10 feet;
2. 388.73 feet along the arc of a curve to the left having a radius of 523.55 feet, a central angle of 42°32'27", and a long chord bearing S 89°39'49" E a distance of 379.86 feet;
3. N 69°03'58" E a distance of 217.84 feet;

thence leaving the center line of said Government Highline Canal, S 22°35'08" E a distance of 67.50 feet to a point; thence N 67°24'52" E a distance of 40.88 feet to a point which is the intersection of the West line of the Northwest 1/4 of the Northeast 1/4 of Section 6 with the Southwest Corner of Tract 115 of the United States Department of Interior, Bureau of Reclamation, Government Highline Canal; thence along the South boundary line of said Tract 115 the following five (5) courses and distances:

1. N 67°24'52" E a distance of 113.43 feet;
2. 150.51 feet along the arc of a curve to the right having a radius of 387.46 feet, a central angle of 22°15'27", and a long chord bearing N 78°32'36" E a distance of 149.57 feet;
3. N 89°40'20" E a distance of 142.26 feet;

4. 129.13 feet along the arc of a curve to the right having a radius of 482.96 feet, a central angle of 15°19'09", and a long chord bearing S 82°40'05" E a distance of 128.75 feet;

5. S 75°00'32" E a distance of 842.80 feet to a point which is the intersection of the South boundary line of said Tract 115 with the East line of the Northwest 1/4 Northeast 1/4 of Section 6;

thence S 00°37'02" W along the East line of the Northwest 1/4 Northeast 1/4 of Section 6 a distance of 190.20 feet to the Northeast 1/16th Corner of Section 6; thence S 00°35'44" E along the East line of the Southwest 1/4 Northeast 1/4 of Section 6 a distance of 1317.48 feet to the East 1/16th Corner of Section 6; thence S 00°01'16" E along the East line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 1320.48 feet to the Southeast 1/16th Corner of Section 6; thence N 89°58'28" W along the South line of the Northwest 1/4 Southeast 1/4 of Section 6 a distance of 668.29 feet to the Northeast Corner of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6; thence S 00°16'28" E along the East line of the West 1/2 of the Southwest 1/4 Southeast 1/4 of Section 6 a distance of 1270.94 feet to a point on the North right-of-way line for F Road as described in Book 1410 at Page 316 in the office of the Mesa County Clerk and Recorder; thence S 89°59'21" W along the North right-of-way line for F Road a distance of 357.11 feet; thence leaving said right-of-way line, N 00°00'39" W a distance of 149.99 feet to a point; thence N 27°41'39" W a distance of 120.00 feet to a point; thence S 31°02'21" W a distance of 138.10 feet to a point; thence S 78°29'14" W a distance of 100.00 feet to a point; thence S 00°00'39" E a distance of 118.00 feet to a point on the North right-of-way line for F Road; thence S 89°59'21" W a distance of 78.64 feet to the True 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

(matzone.ord)