

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2990

Ordinance Zoning the Tiara Rado Golf Course Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Tiara Rado Golf Course 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 parcel of land situate in Sections 22 and 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 22, thence along the perimeter of the City of Grand Junction Tiara Rado Golf Course the following 28 courses:

- 1) S 00°11'00" E a distance of 50.00 feet;
- 2) N 89°59'00" E a distance of 20.00 feet;

3) S 00°01'00" E a distance of 250.00 feet;
4) S 68°19'00" E a distance of 445.64 feet;
5) S 45°36'26" E a distance of 32.03 feet;
6) S 37°46'27" E a distance of 58.90 feet;
7) S 49°07'26" E a distance of 301.91 feet;
8) N 69°26'19" E a distance of 315.09 feet;
9) S 56°07'45" E a distance of 98.70 feet;
10) S 10°05'43"W a distance of 129.93 feet;
11) S 06°37'49" W a distance of 220.95 feet;
12) S 05°22'31" E a distance of 501.90 feet;
13) S 00°57'53" E a distance of 332.67 feet;
14) S 19°58'10" E a distance of 202.56 feet;
15) S 03°12'18" W a distance of 95.80 feet;
16) S 64°00'53" W a distance of 91.54 feet;
17) S 78°17'21" W a distance of 84.19 feet;
18) N 87°42'25" W a distance of 453.15 feet;
19) N 42°53'38" W a distance of 747.49 feet;
20) N 81°57'13" W a distance of 189.14 feet;
21) N 47°34'58" W a distance of 177.68 feet;
22) N 12°10'00" W a distance of 315.00 feet;
23) N 06°22'49" E a distance of 775.07 feet;
24) N 02°31'24" W a distance of 100.44 feet;
25) N 37°19'54" W a distance of 26.11 feet;
26) S 82°22'32" W a distance of 117.14 feet;
27) S 19°20'13" W a distance of 150.13 feet;
28) S 42°54'52" W a distance of 56.32 feet to a point on the
northeasterly right-of-way line for Tiara Vista Drive; thence
along the northeasterly right-of-way line for said Tiara Vista
Drive the following 6 courses:

1) 147.57 feet along the arc of a curve concave to the southwest
having a radius of 270.00 feet, a delta of 31°18'55" and a chord
bearing N 53°34'18" W a distance of 145.74 feet;
2) N 69°13'48" W a distance of 158.13 feet;
3) 127.41 feet along the arc of a curve to the right having a
radius of 730.00 feet, a delta of 10°00'01" and a chord bearing N
64°13'48" W a distance of 127.25 feet;
4) N 59°13'48" W a distance of 343.38 feet;
5) 17.45 feet along the arc of a curve to the right having a
radius of 20.00 feet, a delta of 49°59'06" and a chord bearing N
34°13'57" W a distance of 16.90 feet;
6) 74.98 feet along the arc of a curve to the left having a
radius of 50.00 feet, a delta of 85°55'19" and a chord bearing N
52°12'24" W a distance of 68.15 feet; thence continuing along the
perimeter of said City of Grand Junction Tiara Rado Golf Course
the following 15 courses:

1) N 05°10'07" W a distance of 8.86 feet;

2) N 80°09'00" W a distance of 48.25 feet;
3) N 83°04'00" W a distance of 220.13 feet;
4) N 79°35'00" W a distance of 53.42 feet;
5) S 37°47'44" E a distance of 294.95 feet;
6) S 64°13'48" E a distance of 889.28 feet;
7) S 16°46'27" E a distance of 130.51 feet;
8) S 46°19'33" W a distance of 75.36 feet;
9) S 87°27'24" W a distance of 70.18 feet;
10) N 64°13'48" W a distance of 1050.50 feet;
11) N 27°24'52" W a distance of 856.89 feet;
12) N 11°16'40" W a distance of 80.12 feet;
13) N 40°19'25" E a distance of 90.22 feet;
14) N 51°55'28" E a distance of 315.47 feet;
15) N 82°32'40" E a distance of 782.30 feet to a point on the westerly right-of-way line for Liberty Cap Court; thence S 02°03'11" E along the westerly right-of-way line for said Liberty Cap Court a distance of 57.25 feet; thence continuing along the perimeter of said City of Grand Junction Tiara Rado Golf Course the following 8 courses:

1) S 71°12'23" W a distance of 766.68 feet;
2) S 54°34'08" W a distance of 183.86 feet;
3) S 18°06'37" E a distance of 77.42 feet;
4) S 89°33'54" E a distance of 631.72 feet;
5) N 75°49'46" E a distance of 152.19 feet;
6) N 36°52'45" E a distance of 387.06 feet;
7) N 47°05'27" W a distance of 128.89 feet;
8) S 87°25'15" W a distance of 33.65 feet to a point on the easterly right-of-way line for said Liberty Cap Court; thence along the easterly right-of-way line for said Liberty Cap Court the following 3 courses:

1) N 02°03'11" W a distance of 61.30 feet;
2) N 80°43'23" E a distance of 10.55 feet;
3) N 09°16'37" W a distance of 68.68 feet; thence continuing along the perimeter of the City of Grand Junction Tiara Rado Golf Course the following 14 courses:

1) N 15°26'33" E a distance of 365.14 feet;
2) N 10°00'00" E a distance of 340.00 feet;
3) N 05°45'00" E a distance of 360.00 feet;
4) N 01°40'00" E a distance of 130.00 feet;
5) N 27°33'00" W a distance of 135.00 feet;
6) N 62°41'15" E a distance of 580.34 feet;
7) S 68°36'16" E a distance of 117.72 feet;
8) S 00°34'00" W a distance of 155.00 feet;
9) S 15°59'15" W a distance of 1025.89 feet;
10) S 27°30'00" W a distance of 425.00 feet;

- 11) S 24°30'00" E a distance of 500.00 feet;
- 12) S 13°01'00" E a distance of 318.07 feet;
- 13) N 90°00'00" E a distance of 330.00 feet;
- 14) S 00°11'00" E a distance of 167.90 feet to the point of beginning.

Introduced on first reading this 19th day of February, 1997.

PASSED and ADOPTED on second reading this 3rd day of March, 1997.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk