

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2991

Ordinance Zoning the East Tiara Rado Golf Course Annexation No. 1

Recitals.

The following property has been annexed to the City of Grand Junction as the East Tiara Rado Golf Course Annexation No. 1 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):

That portion of a parcel of land described in Book 2022 at Page 456 of the records of the Mesa County Clerk and Recorder, situate in the SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22, thence N 00°11'00" W along the west line of said SE 1/4 of said Section 22 a distance of 400.00 feet; thence S 87°59'10" E a distance of 10.00 feet; thence N 89°49'00" E a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence N

87°52'00" E a distance of 400.00 feet; thence N 52°28'36" W a distance of 206.70 feet; thence N 13°21'36" W a distance of 159.00 feet; thence N 16°48'24" E a distance of 225.50 feet; thence S 49°33'34" E a distance of 1332.69 feet to a point on the northerly right-of-way line for South Broadway; thence N 88°33'36" W along the northerly right-of-way line for said South Broadway a distance of 968.70 feet to the beginning of a curve concave to the northeast; thence 490.65 feet along said northerly right-of-way line and arc of said curve, having a radius of 318.10 feet and a long chord bearing N 44°22'18" W a distance of 443.44 feet; thence continuing along said right-of-way line N 00°11'00" W a distance of 11.79 feet to the point of beginning.

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

PASSED and ADOPTED on second reading this 5th day of March, 1997.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk