

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3020

Ordinance Zoning the Climax Mill Enclave #2 Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Climax Mill Enclave #2 Annexation and require a City zoning designation be applied to the properties.

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 PZ zone district is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

The PZ zone district is compatible with the Growth Plan's Future Land Use Map recommended "park" land use category.

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 of land situated in Section 23 and in Section 24, both in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South 1/2 of the SW 1/4 SW 1/4 NW 1/4 of said Section 24; thence S 00°20'07" E a distance of 330.25 feet to the Southeast Corner of said South 1/2 SW 1/4 SW 1/4 NW 1/4;
thence N 89°56'05" E a distance of 664.79 feet to the Southeast Corner of the SE 1/4 SW 1/4 NW 1/4 of said Section 24;
thence S 00°23'20" E along the East Line of the NW 1/4 SW 1/4 of said Section 24 a distance of 1036.77 feet, more or less, to a point on the Southerly Line of the Colorado River;

thence Southerly and Westerly along the Southerly Line of the Colorado River a distance of 2755.0 feet, more or less, to a point on the West Line of the East 1/2 of the SE 1/4 of said Section 23;
thence N 00°12'33" E along the West Line of the East 1/2 of the SE 1/4 of said Section 23 a distance of 949.38 feet to a point which is the intersection of the North Bank of the Colorado River with the West Line of Lot 3 of said Section 23;
thence N 00°03'29" E along the West Line of said Lot 3 a distance of 782.85 feet to the Southwest Corner of the S 1/4 SE 1/4 NE 1/4 of Section 23;
thence N 00°03'29" E a distance of 287.09 feet to a point from whence the Northwest Corner of the South 1/4 of the SE 1/4 NE 1/4 of said Section 23 bears N 00°03'29" E a distance of 43.20 feet;
thence S 57°18'26" E a distance of 220.01 feet to a point;
thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord bearing S 73°42'44" E a distance of 208.94 feet;
thence N 89°52'57" E a distance of 710.66 feet to a point;
thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord bearing N 81°07'09" E a distance of 352.30 feet;
thence N 72°21'21" E a distance of 488.61 feet to a point on the North Line of the South 1/2 of the SW 1/4 SW 1/4 NW 1/4 of Section 24;
thence S 89°56'27" E a distance of 72.40 feet to the Point of Beginning.

Introduced on first reading this 16th day of July, 1997.

PASSED and ADOPTED on second reading this 6th day of August, 1997.

/s/ Janet Terry
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

(climaxzo.ord)