

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3071

ZONING A PARCEL OF LAND IN THE PROXIMITY OF 29-3/8 AND F ROADS

Recitals:

The developer of Del-Mar Subdivision located at 29-3/8 and F Roads, is in the process of platting Filing 4 of the subdivision which consists of a 3-acre area of land located at 29-3/8 and F Roads into 10 single family residential lots. In doing so, the developer has incorporated an additional parcel into the Del-Mar Subdivision which would have otherwise been surrounded the by the development. The incorporation of the additional parcel necessitated a revision to the Preliminary Plan for Del-Mar which has been approved by Planning Commission and the proposed rezone to zone the new parcel and the remainder of the filing accordingly.

The Planning Commission, having heard and considered the request and found the criteria of Section 4-4-4 of the Zoning and Development Code to have been met, recommended approval of the rezone request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED PLANNED RESIDENTIAL 3.4 UNITS PER ACRE (PR-3.4):

Beg at the southeasterly cor of Filing #4, Del Mar Sub, which bears S89°59'59"E 906.84' and N89°09'51"W 50.00' from the 1/4 cor common to Sec 5 and 8, T1S, R1E, U.M., a Mesa County Survey Marker; thence N89°59'59"W 84.41'; thence N00°09'03"W 110.00'; thence N89°59'59"W 80.00'; thence S00°09'03"E 110.00'; thence N89°59'59"W 54.68'; thence N00°12'46"W 609.72'; thence N90°00'00"E 100.10'; thence northeasterly 63.01' along the arc of a circular curve to the right with a radius of 171.00', a delta of 21°06'50", and a chord bearing N26°58'54"E, 62.66'; thence N37°32'19"E 15.99'; thence S53°16'46"E 44.00'; thence northeasterly 27.84' along the arc of a circular curve to the right with a radius of 20.00', a delta of 79°45'54" and a chord bearing N77°25'15"E 25.65'; thence southeasterly 22.97' along the arc of a circular curve to the left with a radius of 222.00', a delta of 05°55'46" and a chord bearing S65°39'41"E 22.96'; thence S00°09'51"E 648.05' to POB, containing 2.996 acres more or less.

INTRODUCED for FIRST READING this 2nd day of September 1998.

PASSED on SECOND READING this 16th day of September, 1998.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Reford C. Theobald
President of Council Pro Tem

