

TOWN OF MARBLE, COLORADO
ORDINANCE NO. 5
SERIES OF 1995

AN ORDINANCE OF THE TOWN OF MARBLE, COLORADO, ZONING AS
R-1, LOW DENSITY RESIDENTIAL, CERTAIN REAL PROPERTY KNOWN
AS THE NJ PARTNERS ANNEXATION TO THE TOWN OF MARBLE

WHEREAS, on May 24, 1995, there was filed with the Town Clerk of the Town of Marble, Colorado (hereinafter "Town") a Petition requesting that the Board of Trustees of the Town (hereinafter "Town Board") commence proceedings to annex to the Town a certain unincorporated tract of land located in Gunnison County, Colorado, and described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter "the Property"); and

WHEREAS, by Resolution No. 1, Series of 1995, the Town Board found the Petition to be in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S. §31-12-107(1), as amended; and

WHEREAS, the Town of Marble Planning and Zoning Commission on July 26, 1995, considered an application from the Property owner to zone the Property as R-1, Low Density Residential, and recommended that the Town Board zone the Property R-1, Low Density Residential; and

WHEREAS, on August 5, 1995, the Town Board passed Ordinance No. 3, Series of 1995, to annex the Property to the Town; and

WHEREAS, the Town Board on August 5, September 2, October 7, and November 4, 1995, considered the application to zone the Property; and

WHEREAS, the Town Board finds and determines that the public hearing on such zoning application is now complete; and

WHEREAS, the Town Planning and Zoning Commission and the Town Board have held duly-noticed and duly-continued public hearings on such zoning application.

NOW, THEREFORE, The Board of Trustees of the Town of Marble, Colorado, ordains that:

1. The Property described on Exhibit A, attached hereto and incorporated herein by this reference, and commonly known as the NJ Partners Annexation to the Town of Marble, is hereby zoned R-1, Low Density Residential.

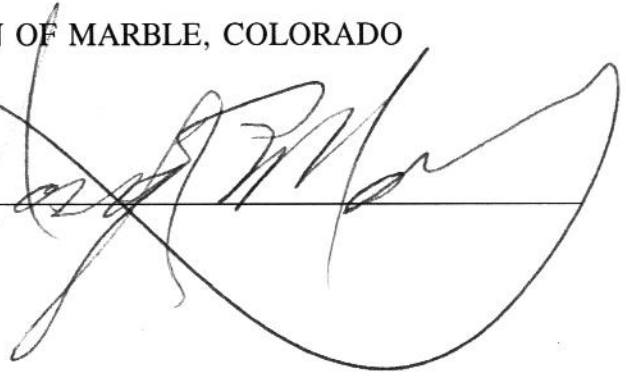
2. By the adoption of this Ordinance, the Town has brought the Property under the Town's Zoning Ordinance and has authorized the amendment of the Town Zone District Map to include the Property, which map is currently on file at the Marble Town Hall, in accordance with Colorado Revised Statutes.

3. The Town Clerk shall record a certified copy of this Ordinance with the Gunnison County Clerk and Recorder. Town staff is further directed to comply with all provisions of the Colorado Revised Statutes and Town ordinances to implement the provisions of this Ordinance.

Read, adopted and ordered published by a vote of 5 to 0 this 4th day of November, 1995.

TOWN OF MARBLE, COLORADO

By _____
Mayor



ATTEST:

K. M. Michael
Town Clerk

EXHIBIT A

A PARCEL OF LAND IN TRACT NO. 4, SITUATED IN THE NE1/4NW1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO, LYING EASTERLY OF THE CENTERLINE OF A 15 FOOT ROAD EASEMENT AND WESTERLY OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP FOUND IN PLACE AND PROPERLY MARKED FOR THE NORTHERLY QUARTER CORNER OF SAID SECTION 26 BEARS: N 04°43'14" E 431.89 FEET; THENCE N 02°07'24" E 36.68 FEET; THENCE N 42°18'00" E 9.31 FEET; THENCE 38.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 379.77 FEET, THE CHORD OF WHICH BEARS: N 46°10'22" E 38.07 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26; THENCE S 00°00'09" E 595.25 FEET ALONG SAID CENTERLINE; THENCE N 89°31'02" W 645.78 FEET ALONG THE NORTHERLY BOUNDARY OF THE TOWN OF MARBLE, TO A POINT IN THE CENTER OF SAID 15 FOOT ROAD EASEMENT; THENCE N 41°11'53" W 24.91 FEET ALONG SAID CENTERLINE; THENCE N 21°38'33" W 117.27 FEET ALONG SAID CENTERLINE; THENCE N 03°53'24" E 79.18 FEET ALONG SAID CENTERLINE; THENCE N 18°32'36" E 69.89 FEET ALONG SAID CENTERLINE; THENCE S 65°56'00" E 143.43 FEET; THENCE 346.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 276.46 FEET, THE CHORD OF WHICH BEARS: N 78°11'00" E 324.09 FEET; THENCE N 42°18'00" E 288.32 FEET; THENCE N 02°07'24" E 25.32 FEET, TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 4.583 ACRES, MORE OR LESS.