

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3440

**Ordinance Rezoning the Lewis Property
Located at 2258 South Broadway
from Residential Single Family 4 (RSF-4) and
Community Services and Recreation (CSR),
to Neighborhood Business (B-1) and
Community Services and Recreation (CSR),**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Lewis property to the Neighborhood Business (B-1) Community Services and Recreation (CSR) zone districts for the following reasons:

- The zone district meets the recommended land use category as shown on the Growth Plan Future Land Use Map and meets the Plan's goals and policies.
- The zone district meets the criteria found in Section 2.6.A of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 and CSR zone districts be established.

The Planning Commission and City Council find that the B-1 and CSR zoning is in conformance with the stated criteria of Section 2.6.A of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned to Neighborhood Business (B-1) and Community Services and Recreation (CSR) zone districts:

Rezone to B-1 .93 acres located at 2258 South Broadway to B-1, the parcel being more fully described as follows:

A certain parcel of land lying in the Southeast Quarter (SE ¼) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian and being a portion of Lot 18, Redlands Estates Subdivision as same is recorded in Plat Book 8, Page 74, and all of Outlot 2, Columbine Subdivision as same is recorded in Plat Book 8, Page 72, all being recorded in the Public Records of Mesa County, Colorado, all of said property being located in the State of Colorado, County of Mesa, City of Grand Junction, being more particularly described as follows:

COMMENCING at the South Quarter (S ¼) Corner of said Section 7, and considering the South line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) to bear S 89°46'38" W with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 63°51'22" E a distance of 468.94 feet to a point on the Northerly right of way for Colorado State Highway 340 and the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 02°50'30" W a distance of 44.32 feet; thence N 40°26'59" E a distance of 121.91 feet; thence N 45°08'50" E a distance of 64.51 feet; thence S 45°07'15" E a distance of 166.78 feet, more or less, to a point on the Westerly right of way for Kansas Avenue; thence S 04°20'16" W, along said Westerly right of way, a distance of 30.29 feet; thence continuing along said Westerly right of way, S 32°21'16" W a distance of 171.19 feet to a point on the Northerly right of way for said Colorado State Highway 340 and being the beginning of a 1387.53 foot radius non-tangent curve, concave Northeast; thence Northwesterly 183.63 feet along the arc of said curve, through a central angle of 07°34'58", having a long chord bearing of N 53°10'54" W with a chord length of 183.50 feet, to the Point of Beginning. Containing 0.93 Acres, more or less, as described.

Rezone to CSR .90 acres located at 2258 South Broadway to CSR, the parcel being more fully described as follows:

A certain parcel of land lying in the Southeast Quarter (SE ¼) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian and being a portion of Lot 18, Redlands Estates Subdivision as same is recorded in Plat Book 8, Page 74, and all of Outlot 2, Columbine Subdivision as same is recorded in Plat Book 8, Page 72, all being recorded in the Public Records of Mesa County, Colorado, all of said property being located in the State of Colorado, County of Mesa, City of Grand Junction, being more particularly described as follows:

COMMENCING at the South Quarter (S ¼) Corner of said Section 7, and considering the South line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) to bear S 89°46'38" W with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 63°51'22" E a distance of 468.94 feet to a point on the Northerly right of way for Colorado State Highway 340; thence N 02°50'30" W a distance of 44.32 feet; thence N 40°26'59" E a distance of 121.91 feet; thence N 45°08'50" E a distance of 64.51 feet to a point being the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue N 45°08'50" E a distance of 84.86 feet; thence N 24°51'08" E a distance of 54.88 feet; thence S 45°51'50" E a distance of 52.70 feet; thence N 22°14'43" E a distance of 261.74 feet; thence N 88°33'51" E a distance of 161.94 feet to a point on the Westerly right of way for Kansas Avenue, as same is shown on the Plat of Columbine Subdivision, recorded in Plat Book 8, Page 72, Public Records of Mesa County, Colorado; thence S 45°10'16" W along said Westerly right of way, a distance of 274.26 feet; thence S 21°35'16" W along said Westerly right of way, a distance of 171.02 feet; thence S 04°20'16" W along said Westerly right of way, a distance of 84.82 feet; thence departing said Westerly right of way, N 45°07'15" W a distance of 166.78 feet, more or less, to the Point of Beginning.

Introduced on first reading this 15th day of May, 2002.

PASSED and ADOPTED on second reading this 26th day of June, 2002.

/s/: Cindy Enos-Martinez
President of the Council

ATTEST:

/s/: Stephanie Tuin
City Clerk