

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3495

**AN ORDINANCE ZONING THE ODA ANNEXATION
TO LIGHT INDUSTRIAL (I-1) AND
COMMUNITY SERVICES AND RECREATION (CSR)**

**LOCATED AT 2561 RIVER ROAD AND ADJACENT TO THE
COLORADO RIVER**

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 applying an I-1 zone district and CSR zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that I-1 and CSR zone districts be established for the following reasons:

- These zone districts meet the criteria of Section 2.14.F of the Zoning and Development Code by conforming to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned Light Industrial (I-1) zone district

Includes the following tax parcel: 2945-152-00-096

Beginning at the SE Corner of Lot 2, being the fractional SE1/4 NW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence North along the East line of Lot 2 698.45 feet to the line of the right of way of the Denver and Rio Grande Western Railway, 50 feet at right angles from track center; thence North 40°44' West (variation 14°38' East) along said right of way 131 feet to a center sandstone with a cross cut in the top, 20x8x5 inches in dimension, which is the point of beginning; thence running South 61°33' West 9.44 chains to a limestone rock 18x4x3 inches in dimension with a cross cut on top, having been set 589.1 feet from place of beginning to verify and establish this line; thence North 79°51' West 7.48 chains; thence

North 61° West 1.60 chains; thence North 37°50' West 1.15 chains; thence North 51° East 14.45 chains; thence South 40°44' East 10.02 chains to place of beginning,

AND ALSO

Beginning at the NW Corner of the SE1/4 NW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence East 737 feet, more or less, to the right of way of the Rio Grande Western Railroad 100 feet at right angles from the center of the main track; thence South 40°44' East along said right of way 80 feet, more or less, to the corner of the tract of land formerly owned by Henry Lotz; thence South 51°00' West 1020 feet, more or less, to the Grand River, thence Northwesterly, along the bank of the Grand River to its intersection with the West line of said SE 1/4 NW 1/4 of said Section 15; thence North along the West line of said SE 1/4 NW 1/4 of said Section 15 to beginning,

EXCEPTING FROM said Property that portion thereof conveyed to the City of Grand Junction by instrument recorded January 10, 1994, in Book 2040 at Page 522.

The following property shall be zoned Community Services and Recreation (CSR) zone district

Includes the following tax parcel: 2945-152-00-945

All that part of grantor's property on the right bank or North and East side of the Colorado River lying South and West of the following described line; from the South 1/16 corner of Sections 9 & 10, Township 1 South, Range 1 West, Ute Meridian, proceed South 0deg 8' 31" East 960.66 feet and South 0deg 8' 31" East to the point of beginning of said line on the Colorado River bank. Said line proceeds thence North 0deg 8' 31" West to point which bears South 0deg 8' 31" East 960.66 feet from the above named 1/16 corner; thence South 24deg 30' 21" East 364.76 feet; thence South 28deg 6' 41" East 916.39 feet; thence South 52deg 22' 41" East 556.93 feet; thence South 41deg 34' 57" East 246.70 feet; thence South 89deg 59' 55" East 120.93 feet to the Northwest 1/16 corner of Section 15, Township 1 South, Range 1 West, Ute Meridian; thence South 0deg 0' 0" West 342.22 feet; thence South 33deg 49' 0" East 265.31 feet; thence South 47deg 37' 14" East 311.22 feet; thence South 79deg 51' 0" East 316.65 feet to a point which bears North 51deg 29' 17" West 811.52 feet from the center 1/4 corner of Section 15, Township 1 South, Range 1 West, Ute Meridian; thence South 61deg 33' 0" West to the bank of the Colorado River.

Introduced on first reading on the 18th day December, 2002.

PASSED and ADOPTED on second reading this 15th day of January, 2003.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council