

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3555**

**AN ORDINANCE ZONING THE WESTGATE FREE WILL BAPTIST CHURCH  
ANNEXATION TO  
CSR (COMMUNITY SERVICES AND RECREATION)**

**LOCATED AT 2155 BROADWAY**

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 Westgate Free Will Baptist Church Annexation to the CSR zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR zone district be established.

The Planning Commission and City Council find that the CSR zoning is in conformance with the stated criteria of Section 2.6 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 CSR with a building density not to exceed 80,000 square feet. If the building exceeds 80,000 square feet the property is subject to a CUP (Conditional Use Permit).

**WESTGATE FREE WILL BAPTIST CHURCH ANNEXATION  
A Serial Annexation comprising Westgate Freewill Baptist Church Annexation No. 1 and Westgate Freewill Baptist Church Annexation No. 2**

WESTGATE FREE WILL BAPTIST CHURCH  
ANNEXATION NO. 1

A certain parcel of land lying in the West Half (W 1/2) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, and the East Half (E 1/2) of Section 23, Township 11

South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), and the East line of the 50' right of way for Rio Hondo Road, as same is recorded in Book 945, Page 602, Public Records of Mesa County, Colorado and depicted on the Plat of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado, being the Southwest corner of that certain parcel of land, Parcel Control Number 2947-231-00-950, Mesa County, Colorado, and considering the East line of said Rio Hondo Road to bear N 05°01'52" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 05°01'52" E along the East line of said Rio Hondo Road, a distance of 432.33 feet; thence S 89°50'04" E a distance of 411.73 feet; thence S 33°53'56" W a distance of 75.24 feet; thence S 13°15'56" W a distance of 180.80 feet; thence S 06°19'04" E a distance of 229.00 feet; thence S 18°52'58" W a distance of 189.71 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E along said Northerly right of way, a distance of 362.35 feet; thence N 27°31'56" E a distance of 6.01 feet; thence S 59°01'04" E along the South line of the Redlands Middle School, Parcel Control Number 2947-231-00-949, Mesa County, Colorado, a distance of 895.90 feet to a point on the West line of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado; thence S 00°43'52" E, along said West line, a distance of 7.05 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E, along said Northerly right of way, a distance of 661.59 feet; thence S 00°48'00" E a distance of 4.71 feet; thence S 59°01'04" E, along a line 4.00 feet South of and parallel to, the Northerly right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 2, Ordinance No. 3474, City of Grand Junction, a distance of 1546.75 feet; thence S 30°58'56" W a distance of 4.00 feet; thence N 59°01'04" W along a line 8.00 feet South of and parallel to the North right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 1, Ordinance No. 3473, City of Grand Junction, a distance of 4228.15 feet; thence N 15°24'04" E a distance of 18.69 feet, more or less, to a point on the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted within Monument Village Commercial Center, recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado; thence S 59°01'04" E along said Northerly right of way, a distance of 143.04 feet to a point on the East line of said Monument Village Commercial Center; thence S 31°55'07" W along the Southerly projection of the East line of said Monument Village Commercial Center, a distance of 10.00 feet; thence S 59°01'04" E along the Northerly right of way for said Colorado Highway 340 (Broadway) a distance of 198.39 feet, more or less, to the Point of Beginning.

CONTAINS 0.7907 Acres (34,441.88 Square Feet), more or less, as described.

WESTGATE FREE WILL BAPTIST CHURCH

## ANNEXATION NO. 2

A certain parcel of land lying in the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, R.C. Jones Subdivision, as same is recorded in Plat Book 13, Page 40, Public Records of Mesa County, Colorado, and considering the East line of said Lot 1 bears N 15°24'04" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 15°24'04" E a distance of 74.75 feet; thence S 59°01'04" E along a line 72.00 feet North of and parallel to, the Southerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 367.33 feet; thence S 30°58'56" W a distance of 4.00 feet; thence N 59°01'04" W a distance of 49.96 feet; thence S 30°23'25" W a distance of 659.02 feet; thence N 79°11'08" W a distance of 40.80 feet; thence N 56°14'40" W a distance of 44.93 feet to a point on the East line of Shadow Mountain Subdivision, as same is recorded in Plat Book 9, Page 175, Public Records of Mesa County, Colorado; thence S 00°02'34" E along said East line, a distance of 61.04 feet to a point being the Southeast corner of Lot 7, said Plat of Shadow Mountain Subdivision; thence S 89°57'26" W along the South line of said Lot 7, a distance of 10.00 feet; thence N 00°02'34" W along a line 10.00 feet West of and parallel to, the East line of said Shadow Mountain Subdivision, a distance of 161.89 feet to a point on the North line of said Lot 7; thence S 59°19'34" E along said North line, a distance of 11.63 feet to a point on the East line of said Shadow Mountain Subdivision; thence N 00°02'34" W along said East line, a distance of 58.16 feet to a point being the beginning of a 50.00 foot radius curve, concave Southwest; thence 32.81 feet along the arc of said curve, through a central angle of 37°35'39", having a long chord bearing of N 18°07'23" W with a chord distance of 32.22 feet; thence N 00°02'34" W along a line 10.00 feet West of and parallel to the East line of said Shadow Mountain Subdivision, a distance of 135.80 feet; thence N 00°39'34" W along said parallel line, a distance of 127.71 feet to a point on the North line of Lot 9, said Shadow Mountain Subdivision; thence N 89°45'26" E, along said North line, a distance of 10.00 feet to a point being the Northeast corner of said Lot 9; thence N 71°09'44" E along the North line of Lot 2, said R.C. Jones Subdivision, a distance of 84.12 feet to a point being the Southeast corner of said Lot 1, R.C. Jones Subdivision; thence N 15°24'04" E along the East line of said Lot 1, a distance of 162.00 feet, more or less, to the Point of Beginning.

CONTAINING 3.7466 Acres (163,200.18 Sq. Ft.), more or less, as described.

The CSR zoning designation will allow for the City of Grand Junction's Fire Station #5. Additional uses may be single-family detached residential unit.

Introduced on first reading this 16<sup>th</sup> day of July, 2003 and ordered published.

Adopted on second reading this 6<sup>th</sup> day of August, 2003.

/s/ Jim Spehar  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk