

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3622**

**AN ORDINANCE REZONING A PARCEL OF LAND FROM CSR  
(COMMUNITY SERVICES AND RECREATION) TO I-2 (GENERAL INDUSTRIAL)**

**LOCATED ON THE SOUTH SIDE OF BLUE HERON ROAD,  
EAST OF THE BLUE HERON RIVER TRAIL**

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 the rezone request from CSR zone district to the I-2 zone district.**

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as forth by the Growth Plan, Industrial. City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied for the following reasons:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE I-2 ZONE DISTRICT:**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of Blue Heron Industrial Park, as same is recorded in Plat Book 12, Page 10, Public Records of Mesa County, Colorado, and as depicted on the City Market Subdivision, as same is recorded in Book 3602, Page 397, Public Records of Mesa County, Colorado, and assuming the South right of way line for Blue Heron Road, as depicted on said Blue Heron Industrial Park and City Market Subdivision, bears S 89°58'39" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'39" W along the South line of said Blue Heron Road and the North line of Lot 2 of said City Market Subdivision, a distance of 242.59 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°03'37" E a distance of 73.29 feet; thence N 89°58'08" W along the North line of said Lot 2, a distance of 300.00 feet; thence S 00°03'37" E along the West line of said Lot 2, a distance of 268.91 feet; thence N 74°43'37" W a distance of 44.26 feet to a point being the beginning of a 225.00 foot radius curve, concave South, whose long chord bears S 89°40'28" W with a long chord length of 121.00 feet; thence 122.51 feet Westerly along the arc of said curve, through a central angle of 31°11'50"; thence S 74°04'34" W a distance of 185.14 feet; thence S 79°33'20" W a distance of 156.08 feet; thence S 82°45'43" W a distance of 122.39 feet; thence S

88°16'46" W a distance of 46.96 feet; thence N 84°34'25" W a distance of 54.20 feet; thence N 00°09'48" W a distance of 95.11 feet; thence N 26°09'09" E a distance of 443.79 feet, more or less, to a point on the South line of Lot 3, Blue Heron Industrial Park Filing No. Two, as same is recorded in Plat Book 12, Page 359, Public Records of Mesa County, Colorado; thence S 81°50'45" E along the South line of said Lot 3, a distance of 505.77 feet; thence N 89°58'39" E along the South line of said Lot 3, a distance of 67.11 feet to a point on the right of way for said Blue Heron Road, being the beginning of a 50.00 foot radius curve, concave North, whose long chord bears N 89°58'39" E with a long chord length of 80.00 feet; thence Easterly 92.73 feet along the arc of said curve, through a central angle of 106°15'37"; thence N 89°58'39" E along the South right of way for Blue Heron Road, a distance of 174.09 feet, more or less, to the Point of Beginning.

CONTAINING 6.552 Acres, more or less, as described.

Introduced on first reading on the 7th day of April, 2004.

PASSED and ADOPTED on second reading this 21<sup>st</sup> day of April, 2004.

Attest:

/s/: Stephanie Tuin  
City Clerk

/s/: Harry Butler  
President of the Council Pro Tem