

ORDINANCE NO. 3632

**AN ORDINANCE ZONING THE GRAND VALLEY AUDUBON ANNEXATION TO
CSR**

LOCATED AT 605 & 608 Dike Road

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 zoning the Grand Valley Audubon 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 zoned CSR (Community Services and Recreation).

GRAND VALLEY AUDUBON ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, the Northwest Quarter (NW 1/4) of Section 16, the Southeast Quarter (SE 1/4) of Section 8 and any portion thereof of any Government Lots within said Sections, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying Southerly of the South bank of the Colorado River and being more particularly described as follows: BEGINNING at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, and assuming the South line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW1/4) of said Section 9 bears S 89°49'21" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'12" E along the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, a distance of 181.11 feet; thence S 02°14'04" E a distance of 131.87 feet; thence N 87°25'29" W a distance of 1495.65 feet to a point on the West line of the Northwest Quarter of the

Northwest Quarter (NW 1/4 NW 1/4) of said Section 16, said point lying 60.00 feet South of, as measured along said line, the Northwest corner of said Section 16; thence N 89°49'21" E a distance of 1021.39 feet; thence N 03°32'39" E a distance of 60.13 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 9; thence S 89°49'21" W along the South line of the SW 1/4 SW 1/4 of said Section 9, a distance of 263.79 feet; thence N 89°11'58" W a distance of 630.69 feet; thence N 79°55'33" W a distance of 95.00 feet; thence N 49°11'37" W a distance of 81.01 feet; thence N 31°28'14" E a distance of 44.45 feet to a point on the West line of said Section 9; thence N 00°09'30" W along the West line of said Section 9, a distance of 508.66 feet; thence N 02°03'27" E a distance of 101.69 feet; thence N 11°19'09" W a distance of 113.47 feet; thence N 19°43'26" W a distance of 39.35 feet to a point on the West line of said Section 9; thence N 00°09'30" W a distance of 220.07 feet, more or less, to a point on the South bank of the Colorado River, as depicted on a Boundary Survey prepared by Mr. Steven L. Hagedorn of DH Surveys, Inc.; thence Southeasterly meandering the South bank of the Colorado River the following numbered courses:

- 1.) S 62°07'13" E a distance of 45.74 feet, thence...
- 2.) S 72°50'28" E a distance of 82.68 feet; thence...
- 3.) S 70°13'55" E a distance of 162.69 feet; thence...
- 4.) S 59°42'24" E a distance of 193.13 feet; thence...
- 5.) S 65°10'07" E a distance of 163.07 feet; thence...
- 6.) S 72°27'38" E a distance of 170.70 feet; thence...
- 7.) S 76°08'23" E a distance of 98.50 feet; thence...
- 8.) S 73°31'59" E a distance of 170.71 feet; thence...
- 9.) S 80°58'25" E a distance of 263.68 feet; thence ...
- 10.) S 87°58'03" E a distance of 108.96 feet; thence leaving said South bank; S 01°20'54" W a distance of 434.40 feet; thence N 89°45'26" W a distance of 306.71 feet; thence S 00°03'25" W a distance of 219.58 feet, more or less, to a point on the South line of the SW 1/4 SW 1/4 of said Section 9; thence N 89°49'21" E along the South line of the SW 1/4 SW 1/4 of said Section 9, a distance of 250.00 feet, more or less, to the Point of Beginning. CONTAINING 25.994 Acres (1,132,282 Sq. Ft.), more or less, as described.

GRAND VALLEY AUDUBON ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 16 and any portion thereof of any Government Lot within said NW 1/4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows: COMMENCING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 16, and assuming the North line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 16 bears S 89°49'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'12" W along the North line of the NE 1/4 NW 1/4 of said Section 16, a distance of 181.11 feet; thence S 02°14'04" E a distance of 131.87 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°51'50" E a distance of 247.63 feet; thence S 00°49'10" E a distance of 662.09 feet; thence S 89°50'12" W a distance of 431.95 feet, more or less,

to a point on the East line of the NW 1/4 NW 1/4 of said Section 16; thence S 00°49'22" E along the East line of the NW 1/4 NW 1/4 of said Section 16, a distance of 530.85 feet, more or less, to the Southeast corner of the NW 1/4 NW 1/4 of said Section 16; thence S 89°50'04" W along the South line of the NW 1/4 NW 1/4 of said Section 16 a distance of 433.17 feet to its intersection with the Easterly and Northeasterly bank of the Redlands Power Plant Tailrace; thence Northwesterly and Westerly along the Easterly and Northeasterly bank of the Redlands Power Plant Tailrace the following numbered courses; thence...

- 1.) N 47°31'23" W a distance of 22.12 feet; thence...
- 2.) N 32°53'29" W a distance of 80.04 feet; thence...
- 3.) N 25°43'13" W a distance of 135.11 feet; thence...
- 4.) N 27°47'14" W a distance of 183.95 feet; thence...
- 5.) N 27°18'14" W a distance of 120.14 feet; thence...
- 6.) N 23°04'57" W a distance of 190.63 feet; thence...
- 7.) N 27°25'01" W a distance of 62.45 feet; thence...
- 8.) N 38°07'47" W a distance of 73.39 feet; thence...
- 9.) N 61°37'17" W a distance of 112.70 feet; thence...
- 10.) N 69°13'06" W a distance of 115.86 feet; thence...
- 11.) N 15°08'00" W a distance of 91.22 feet; thence...
- 12.) N 03°52'00" W a distance of 61.88 feet; thence...
- 13.) N 09°03'16" W a distance of 64.81 feet; thence...
- 14.) N 40°18'49" W a distance of 50.23 feet; thence...
- 15.) N 53°06'00" W a distance of 80.43 feet; thence...
- 16.) N 68°47'55" W a distance of 87.98 feet; thence...
- 17.) N 66°10'28" W a distance of 66.29 feet to its intersection with the West line of the NW 1/4 NW 1/4 of said Section 16; thence N 00°36'14" W along the West line of the NW 1/4 NW 1/4 of said Section 16, a distance of 46.34 feet to a point 60.00 feet South of as measured along said line; thence S 87°25'29" E a distance of 1495.65 feet, more or less, to the Point of Beginning. CONTAINING 29.278 Acres (1,275,352 Sq. Ft.), more or less, as described.

Introduced on first reading this 5th day of May, 2004 and ordered published.

Adopted on second reading this 19th day of May, 2004.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk