

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3669

**AN ORDINANCE REZONING THE ICE SKATING INC PROPERTY TO
CSR (COMMUNITY SERVICES AND RECREATION)**

LOCATED AT 2515 RIVER 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 rezoning the Ice Skating Inc 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 (Community Services and Recreation)**.

Parcel No. 1: All of Lot 1 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524, AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 2: All of Lot 2 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page

524 AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 3: All of Lot 3 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524 AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 4: All of Lot 4 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 5: A parcel of land situated in the SW ¼ SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at a found Mesa County Survey Marker for the S 1/16 corner on the West boundary of said Section 10; thence S 00°02'41" E along the West line of said Section 10 a distance of 294.66 feet to the Point of Beginning; thence leaving the West line of said Section 10, S 41°18'34" E along the Southerly right-of-way line for River Road a distance of 437.42 feet to the Northernmost corner of Redco Industrial Park as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder; thence S 49°05'00" W along the Northerly boundary line of Redco Industrial Park a distance of 381.52 feet to the Northwest corner of Redco Industrial Park, said point being on the West line of said Section 10; thence N 00°02'41" W along the West line of said Section 10 a distance of 578.45 feet to the Point of Beginning, EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665.

CONTAINING 9.4 Acres (409,464 Sq. Ft.), more or less, as described.

Introduced on first reading this 18th day of August, 2004 and ordered published.

Adopted on second reading this 15th day of September, 2004.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk