

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3699

**AN ORDINANCE ZONING THE REECE/ICE SKATING INC. ANNEXATION
TO COMMUNITY SERVICES & RECREATION (CSR)**

LOCATED AT 2499 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 applying a CSR, Community Services & Recreation 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, Community Services & Recreation zone district be established.

The Planning Commission and City Council find that the CSR, Community Services & Recreation 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 Community Services & Recreation (CSR).

PERIMETER BOUNDARY LEGAL DESCRIPTION

REECE / ICE SKATING INC. ANNEXATION

A certain parcel of land lying in the South-half (S 1/2) of the Southeast Quarter (SE 1/4) and the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 9 and assuming the East line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 9 bears N 00°08'47" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°08'47" W along the East line of the SE 1/4 SE 1/4 of said Section 9, a portion of said line being the West line of Redco Industrial Subdivision, as same is recorded in Plat Book 13, Page 16, Public Records of Mesa County, Colorado and being the West line of the C & K Annexation, City of Grand Junction Ordinance No. 3352, a distance of 550.47 feet to the Southeast corner of Lot 11, Riverside Subdivision, as same is recorded in Plat Book 1, Page 28, Public Records of Mesa County, Colorado; thence N 70°25'29" W along the South line of said Lot 11 and the South line of Blue Heron II Annexation, City of Grand Junction Ordinance No. 2685, a distance of 532.89 feet to a point being the Southeast corner of Lot 12 of said Riverside Subdivision; thence N 87°45'37" W along the South line of said Lot 12 and the South line of said Blue Heron II Annexation, a distance of 400.29 feet to a point being the Southwest corner of said Lot 12; thence N 00°03'11" E along the West line of said Lot 12 and the West line of said Blue Heron II Annexation, a distance of 550.00 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 9; thence N 89°54'28" W along said North line, a distance of 425.00 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 9; thence S 00°07'10" E along the West line of the SE 1/4 SE 1/4 of said Section 9, a distance of 545.55 feet; thence N 52°16'39" W, along the Southerly line of Lot 14 of said Riverside Subdivision, a distance of 893.52 feet to its intersection with the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 9; thence N 89°54'28" W along said North line, a distance of 476.11 feet, more or less, to its intersection with the South line of the Blue Heron Annexation, City of Grand Junction Ordinance No. 2549; thence S 78°15'24" W along the South line of said Blue Heron Annexation, a distance of 1482.36 feet, more or less, to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence S 00°03'42" E along said West line, a distance of 357.54 feet to a point on the North line of the Grand Valley Audubon Annexation No. 1, City of Grand Junction Ordinance No. 3630; thence S 87°58'03" E along said North line, a distance of 67.90 feet; thence N 83°03'38" E a distance of 156.08 feet; thence N 89°50'12" E a distance of 1087.53 feet to a point on the East line of the SE 1/4 SW 1/4 of said Section 9; thence S 00°00'55" W along said East line, a distance of 670.00 feet to a point being the Southeast corner of the SE 1/4 SW 1/4 of said Section 9; thence N 89°43'50" E along the South line of the Southeast Quarter (SE 1/4) of said Section 9, a distance of 676.00 feet; thence N 00°16'10" W a distance of 200.00 feet; thence S 67°15'43" E a distance of 511.70 feet to a point on the South line of the SE 1/4 of said Section 9; thence N 89°43'50" E along the South line of the SE 1/4 of said Section 9, a distance of 1503.55 feet, more or less, to the Point of Beginning.

CONTAINING 75.3433 Acres (3,281,952 Sq. Ft.), more or less, as described.

Introduced on first reading this 1st day of December, 2004 and ordered published.

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

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk