

ORDINANCE NO. 3804

**AN ORDINANCE ZONING THE CAREER CENTER ANNEXATION TO
CSR**

LOCATED AT 2935 NORTH AVENUE

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 Career Center 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.

CAREER CENTER ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the North line of the NE 1/4 NW 1/4 of said Section 17 to bear S89°57'29"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S89°57'29"E along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 164.98 feet to the Point of Beginning; thence from said Point of Beginning N00°02'29"W a distance of 20.00 feet to the Southwest corner of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E along the South line of said Cantrell Annexation No. 2 a distance of 969.25 feet to a point on the West line of said Cantrell Annexation No. 2; thence S00°02'31"W along said West line a distance of 20.00 feet to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 473.16 feet to the intersection of the Northerly projection of the West line of Centre Square Phase I, as recorded in Plat Book 12, Page 25 of Mesa

County, Colorado records; thence S00°10'02"E along said West line a distance of 935.77 feet to the Northerly right of way of Interstate 70 Business Loop; thence S73°44'01"W along said Northerly right of way a distance of 343.93 feet; thence N00°10'17"W a distance of 1032.35 to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 165.54 feet to the Point of Beginning.

Said parcel contains 7.91 acres (344,598 sq. ft.) more or less as described.

Introduced on first reading this 15th day of June, 2005 and ordered published.

Adopted on second reading this 20th day of July, 2005.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk