

ORDINANCE NO. 3867

**AN ORDINANCE ZONING THE PROPERTY AT 820 WEST MAIN STREET
COMMUNITY SERVICES AND RECREATION (CSR)**

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 property at 820 West Main Street CSR finding that: 1) the CSR zone district is consistent with and implements the land use category as shown on the Growth Plan Future Land Use Map (Public/Institutional); 2) is consistent with the Growth Plan's goals and policies; and 3) is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR zone district be established.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND
JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED
COMMUNITY SERVICES AND RECREATION (CSR):**

A parcel of land in the NW1/4 SE1/4 of SEC 15. T1S, R1W of the UM, described as follows; Commencing at the Center East 1/16 COR of said SEC 15 whence the E1/4 COR of said SEC bears N89°42'17"E for a basis of bearings; thence S47°01'29"E 1445.22 ft to the SE COR of Block 3 of the Grand River Subdivision the True POB; thence N89°54'32"W 204.37 ft along the South line of said Block 3 to the southerly ROW line of Highway 340; thence along said ROW N63°26'28"E 200.69 ft and N86°58'57"E 25.04 to the East line of said Block 3; thence along the East line S0°05'28"W 91.37 ft to the True POB.

Said parcel contains 0.24 acres more or less as described.

INTRODUCED on FIRST READING this 1st day of February, 2006 and ordered published.

ADOPTED on SECOND READING this 15th day of February, 2006.

/s/: Bruce Hill
President of Council

Attest:
/s/: Stephanie Tuin
City Clerk