

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3917

AN ORDINANCE REZONING APPROXIMATELY .44 ACRES, LOCATED  
ADJACENT TO 2483 RIVER ROAD, FROM CSR TO I-1  
WALCHER REZONE

Recitals:

A request for a Rezone has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately .44 acres, located adjacent to 2483 River Road be rezoned from CSR (Community Services and Recreation) to I-1 (Light Industrial).

In a public hearing, the City Council reviewed the request for the proposed Rezone and determined that it satisfied the criteria as set forth and established in Section 2.6.A of the Zoning and Development Code and the proposed rezone is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM CSR TO I-1.

A portion of Lot 10 of Riverside Subdivision as recorded in Plat Book 1 Page 28 of the Mesa County records, County of Mesa, State of Colorado, said parcel being described on a Boundary Line Adjustment Plat on file with the Mesa County Surveyor's Office at Reception No. 1531-97 as follows:

NOTE: All bearings cited herein are relative to S89°49'18"E between the BLM monument for the West one-sixteenth corner and the Mesa County Survey Monument for the one-quarter corner common to Sections 10 and 15 of Township 1 South, Range 1 West of the Ute Meridian.

Commencing at the Northeast corner of Matthews Subdivision as marked by a number five rebar, said corner being on the North line of said Lot 10;

Thence along the North line of said Lot 10, S 56°33'26" E, a distance of 28.86 feet to the East line of the West sixty feet of said Lot 10, the Point of Beginning; Thence continuing along the North line of said Lot 10, S 56°33'26" E, a distance of 95.69 feet;

Thence continuing along the North line of said Lot 10, 107.76 feet along the arc of a 3711.12 foot radius curve to the right, through a central angle of 01°39'49", with a chord bearing S 55°43'32" E, a distance of 107.76 feet;

Thence S 35°06'09" W, a distance of 65.71 feet;

Thence N 77°20'25" W, a distance of 134.37 feet to the East line of the West sixty feet of said Lot 10;

Thence along said East line, N 00°05'48" W, a distance of 137.72 feet to the Point of Beginning.

**INTRODUCED** on first reading on the 7<sup>th</sup> day of June, 2006 and ordered published.

**ADOPTED** on second reading this 19<sup>th</sup> day of June, 2006.

ATTEST:

/s/ James J. Doody  
President of Council

/s/ Stephanie Tuin  
City Clerk