

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4659**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN  
FUTURE LAND USE DESIGNATION TO PARK**

**AND**

**ZONING THE BOOKENDS ANNEXATION  
TO CSR (COMMUNITY SERVICES AND RECREATION)**

**LOCATED AT 2395 MONUMENT 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 changing the Comprehensive Plan – Future Land Use Designation from Residential Medium Low and Rural to Park, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

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 Bookends Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the adjacent land use category of Park as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Park is in conformance with the criteria in the Comprehensive Plan for an Amendment to the Future Land Use Map and the stated criteria in Section 21.02.130 of the Grand Junction Zoning and Development Code.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Sections 21.02.140 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 designated Park on the Comprehensive Plan – Future Land Use Map

AND shall be zoned CSR (Community Services and Recreation).

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

LESS APPROXIMATELY 1.200 ACRES OF MONUMENT ROAD Right Of Way.

Introduced on first reading this 15<sup>th</sup> day of April, 2015 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk



Mayor

*Stephanie Moran*  
*Samuel Norris*

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4659 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of April, 2015 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6<sup>th</sup> day of May, 2015, at which Ordinance No. 4659 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 12<sup>th</sup> day of May, 2015.

Stephanie Tuin  
Stephanie Tuin, MMC  
City Clerk

Published: April 21, 2015  
Published: May 8, 2015  
Effective: June 7, 2015

