

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3447

**ZONING THE MESA COUNTY HUMAN SERVICES ANNEXATION TO
GENERAL COMMERCIAL (C-2)**

LOCATED AT 510 291/2 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 an C-2 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND
JUNCTION THAT:**

The following property shall be zoned the General Commercial (C-2) zone district

Includes the following tax parcel 2943-084-19-931, 938, 939

That the property situate in Mesa County, Colorado, and described to wit:

A certain parcel of land lying in the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 8, Township One South, Range One East of the Ute Principal Meridian, and a portion of J and J Subdivision, as same is recorded in Plat Book 12, Page 125, Public Records of Mesa County, Colorado, all lying in Mesa County, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 7 of said J and J Subdivision and considering the South line of the SE1/4 of said Section 8 to bear N 89°58'35" W with all bearings contained herein being relative thereto; thence from said POINT OF COMMENCEMENT, N 00°05'12" W along the West line of said J and J Subdivision, being a line 40.00 feet East of and parallel with the West line of the SE1/4 of said Section 8 and also being the

East right of way for 291/2 Road, a distance of 10.00 feet to a point being the TRUE POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue N 00°05'12" W along said East right of way, a distance of 292.00 feet; thence S 89°54'48" W a distance of 70.00 feet to a point on the West right of way for 291/2 Road; thence N 00°05'12" W along said West right of way, being a line 30.00 feet West of and parallel with the East line of the SW1/4 of said Section 8, a distance of 308.99 feet to a point on the Westerly extension of the North line of said J and J Subdivision; thence S 89°57'03" E along said North line and its Westerly extension, a distance of 691.61 feet to a point being the Northeast corner of said J and J Subdivision; thence S 00°04'27" E along the East line of said J and J Subdivision to a point being the Southeast corner of Lot 4 of said J and J Subdivision; thence N 89°57'57" W along the South line of said Lot 4 and the Westerly extension thereof, a distance of 454.76 feet to a point on the East line of Lot 7 of said J and J Subdivision; thence S 00°05'12" E along said East line of Lot 7, a distance of 210.08 feet; thence N 89°58'35" W along a line 10.00 feet North of and parallel with the South line of said Lot 7, a distance of 166.76 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 299,463.7 Square Feet or 6.875 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 26th day of June, 2002.

ADOPTED and ordered published this 17th day of July, 2002.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of the Council