

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4864

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO COMMERCIAL AND A REZONE TO C-1 (LIGHT
COMMERCIAL) FOR APPROXIMATELY 12.38 ACRES
LOCATED AT 347 27 ½ ROAD, A VACANT PROPERTY ADJACENT TO THE EAST,
AND 2757 C½ ROAD**

Recitals

The applicant and owner, SLB Enterprises LLC ("Applicant") owns 12.38 acres of land at 347 27 ½ Road, an unaddressed property adjacent to the East, and 2757 C ½ Road, (collectively referred to herein and more fully described below as the "Property"), proposes an amendment to the Comprehensive Plan Future Land Use Map from Industrial and Commercial Industrial to Commercial and a rezone from Light Industrial (I-1) and Industrial/Office(I-O) to Light Commercial (C-1).

This ordinance amends the Comprehensive Plan and zones the Property to C-1.

The City Council finds, after a public hearing and review of the proposed Comprehensive Plan Future Land Use Map amendments and Rezone to Light Commercial (C-1), and determines that the Applicant has shown that that the applicable criteria of the Code are satisfied and that the requests to rezone and amend the Future Land Use Map are consistent with the purpose and intent of the Comprehensive Plan.

The City Council further finds that Comprehensive Plan map amendment from Industrial and Commercial/Industrial to Light Commercial on approximately 12.38 acres located at 347 27 ½ Road, an unaddressed property adjacent to the East, and 2757 C ½ Road, as shown on the attached Exhibit A is consistent with the vision, intent, goals and policies the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff report introduced and admitted into the record.

The City Council finds that a C-1 zone district, as proposed in file RZN-2019-256, is consistent and conforms with

- 1) the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and,
- 2) the rezoning criteria provided in GJMC §21.02.140; and,
- 3) the applicable corridor guidelines and other overlay districts.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Future Land Use Map amendments and Rezone to Light Commercial (C-1), and determined that each satisfies the applicable criteria of the

Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and are generally compatible with land uses located in the surrounding area, and recommended approval of:

- 1) A Comprehensive Plan Future Land Use Amendment from Industrial and Commercial Industrial to Commercial on approximately 12.38 acres located at 347 27 ½ Road, a vacant property adjacent to the east, and 2757 C ½ Road; and
- 2) A rezone to Light Commercial (C-1) for the Property as shown and described herein and on Exhibit A hereto;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND REZONE ARE APPROVED:

A. This Ordinance applies to the following described property:

Parcel 1 (2945-243-00-081) – 347 27 ½ Road

All of Lot 3, EXCEPT the West 10 chains thereof in Section 24, Township 1 South, Range 1 West, Ute Meridian, and being more particularly described as follows: Commencing at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;

Thence along the North line of Government Lot 3 in said Section 24 S89°56'19" W 12.50 feet to a point on the West right-of-way line of 27 ½ Road, being the True Point of Beginning;

Thence continuing along said North line S89°56'19" W 652.12 feet;

Thence S00°06'53" E 534.28 feet to the North bank of the Colorado River, which is also the South line of Government Lot 3 in said Section 24;

Thence along said riverbank the following thirteen (13) courses:

1. S82°64'10" E 17.50 feet;
2. N73°04'18" E 49.98 feet;
3. N82°36'10" E 205.52 feet;
4. N84°59'11" E 36.42 feet;
5. N84°27'00" E 76.02 feet;
6. N75°18'35" E 56.11 feet;
7. N82°35'07" E 9.02 feet;
8. S52°59'28" E 9.53 feet;
9. N61°06'48" E 19.97 feet;
10. N70°44'38" E 63.80 feet;
11. N74°23'15" E 70.58 feet;
12. N81°19'12" E 30.61 feet;
13. N70°38'06" E 23.73 feet to the West right-of-way line of 27 ½ Road;

Thence along said right-of-way line N00°07'57" E 413.77 feet to the point of beginning.

Parcel 2 (2945-244-00-080) – No Address Assigned

The West 367.65 feet of all that part of Lot 2 in Section 24, Township 1 South, Range 1 West, Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;
Thence S89°46'04" E 12.50 feet to a point on the East right-of-way line of 27 ½ Road, Being the True Point of Beginning;
Thence S00°07'57" W 404.92 feet to the North Bank of the Colorado River, which is also the South line of Government Lot 2 in said Section 24;
Thence along said riverbank the following eight (8) courses;
1. S45°37'16" E 24.34 feet;
2. S62°32'16" E 33.07 feet;
3. N55°25'33" E 33.87 feet;
4. N89°54'00" E 153.40 feet;
5. N85°02'35" E 50.54 feet;
6. S87°09'05" E 12.51 feet;
7. N52°08'39" E 22.53 feet;
8. S84°02'41" E 46.74 feet;
Thence N00°07'57" E 403.55 feet to the North line of said Government Lot 2;
Thence along said North line N89°46'04" W 355.15 feet to the point of beginning

Parcel 3 2945-244-00-202 – 2757 C ½ Road

A parcel of land situated in G.L.O Lot 2, Section 24, Township 1 South, Range 1 West of the Ute Meridian;

And being particularly described as follows:

Beginning at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian; thence along the North line of the NW1/4SW 1/4 of said Section 24 S89°46'04" E 367.65 feet;

Thence S00°07'57" W 30.00 feet to the South right-of-way of C ½ Road, being the True Point of Beginning;

Thence along said right-of-way S89°46'04" E 335.18 feet;

Thence S 33°58'56" W 457.11 feet to a point on the North bank of the Colorado River;

Thence along and parallel with the Colorado River N55°58'04" W 97.06 feet;

Thence N00°07'57" E 326.08 feet to the point of beginning

Collectively the Property, consisting of three parcels containing an area of 12.38 acres, as herein described.

Introduced for first reading on this 17th day of July, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 7th day of August, 2019 and ordered published in pamphlet form.


Council President Pro Tem

ATTEST:


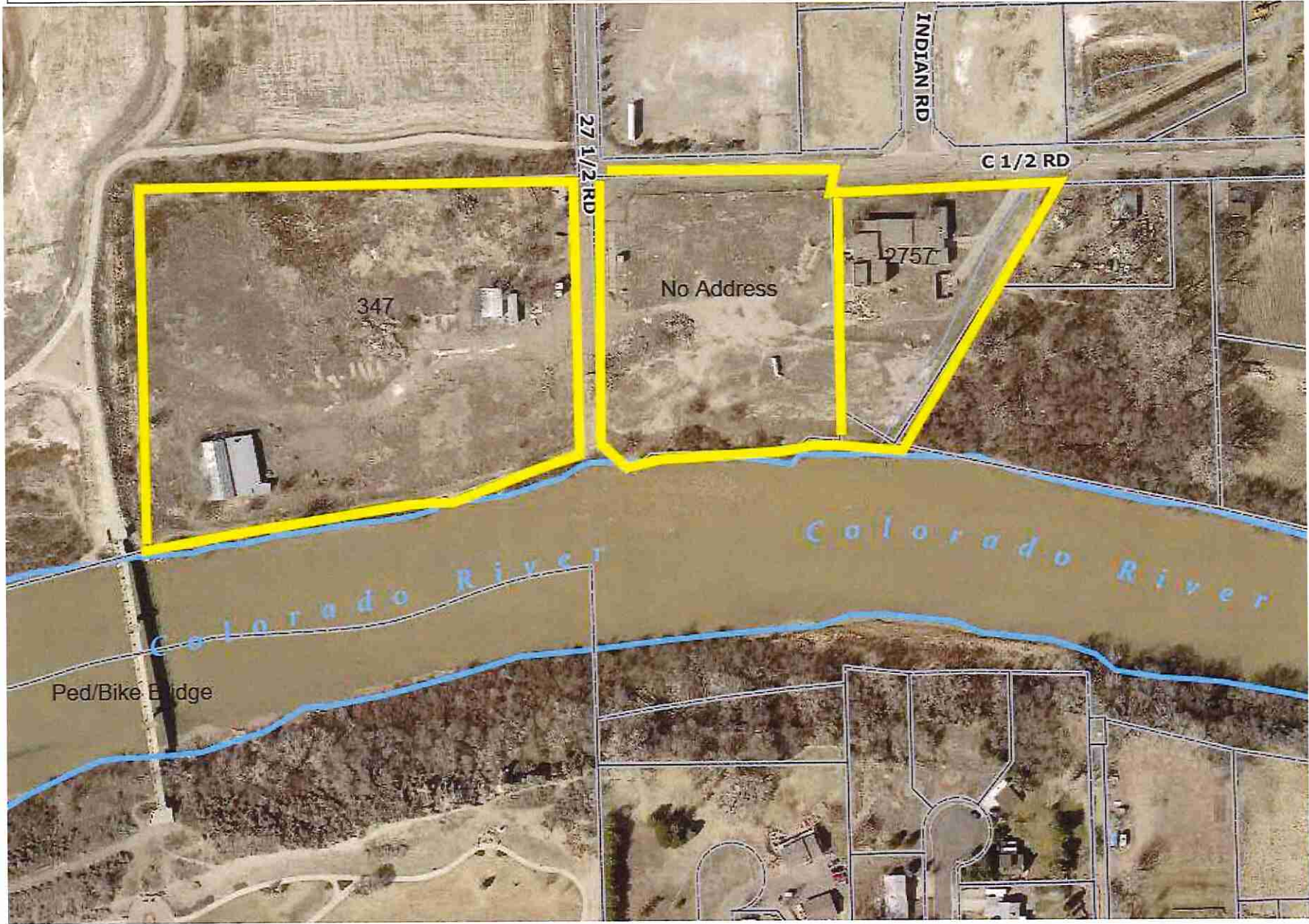

City Clerk



EXHIBIT A



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4864 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of July, 2019 and 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 7th day of August, 2019, at which Ordinance No. 4864 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 9th day of August, 2019.



Deputy City Clerk

Published: July 19, 2019
Published: August 9, 2019
Effective: September 8, 2019