

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4869

**AN ORDINANCE ZONING THE TWO PONIES ANNEXATION
TO C-1 (LIGHT COMMERCIAL) AND R-8 (RESIDENTIAL – 8 DU/AC)**

LOCATED AT 3095 D ½ ROAD

Recitals:

The property owners have requested annexation of the 16-acre property into the City limits in anticipation of future residential subdivision development

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Two Ponies Annexation to the C-1 (Light Commercial) and R-8 (Residential – 8 du/ac) zone district respectfully, finding that they conform with the Neighborhood Center Mixed Use 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 C-1 (Light Commercial) and R-8 (Residential – 8 du/ac) zone districts are in conformance with at least one of the stated criteria of Section 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 land shall be zoned C-1 (Light Commercial):

Two Ponies Subdivision, Lot 2

A parcel of land situated in the NE1/4SE1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, described as:

Commencing at the E1/4 corner of Section 16, from which the CE1/16 corner of Section 16 bears S89°55'12"W 1320.47 feet, running thence along the east-west center of section line S89°55'12"W 333.87 feet, thence S00°04'48"E 40.00 feet to the south right-of-way line of D ½ Road and the Point of Beginning;

Running thence along the south right-of-way line of D ½ Road N89°55'12"E 288.87 feet; thence S45°01'32"E 21.12 feet; thence S00°01'44"W 416.20 feet; thence S89°55'12"W 303.83 feet; thence N00°01'48"E 431.15 feet to the south right-of-way line of D ½ Road and the Point of Beginning.

Parcel contains 3.00 acres.

The following land shall be zoned R-8 (Residential – 8 du/ac):

Two Ponies Subdivision, Lot 1

A parcel of land situated in the NE1/4SE1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, described as:

Commencing at the E1/4 corner of Section 16, from which the CE1/16 corner of Section 16 bears S89°55'12"W 1320.47 feet, running thence along the east-west center of section line S89°55'12"W 660.29 feet, thence S00°04'48"E 40.00 feet to the south right-of-way line of D ½ Road and the Point of Beginning;

Running thence along the south right-of-way line of D ½ Road N89°55'12"E 326.42 feet; thence S00°01'48"W 431.15 feet; thence N89°55'12"E 303.83 feet to the west right-of-way line of 31 Road; thence along said west right-of-way line S00°01'44"W 584.56 feet; thence S89°56'59"W 630.26 feet; thence N00°01'48"E 1015.39 feet to the south right-of-way line of D ½ Road and the Point of Beginning.

Parcel contains 11.69 acres., as described hereon. See Exhibit A.

INTRODUCED on first reading this 7th day of August, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of August, 2019 and ordered published in pamphlet form.



President of the Council

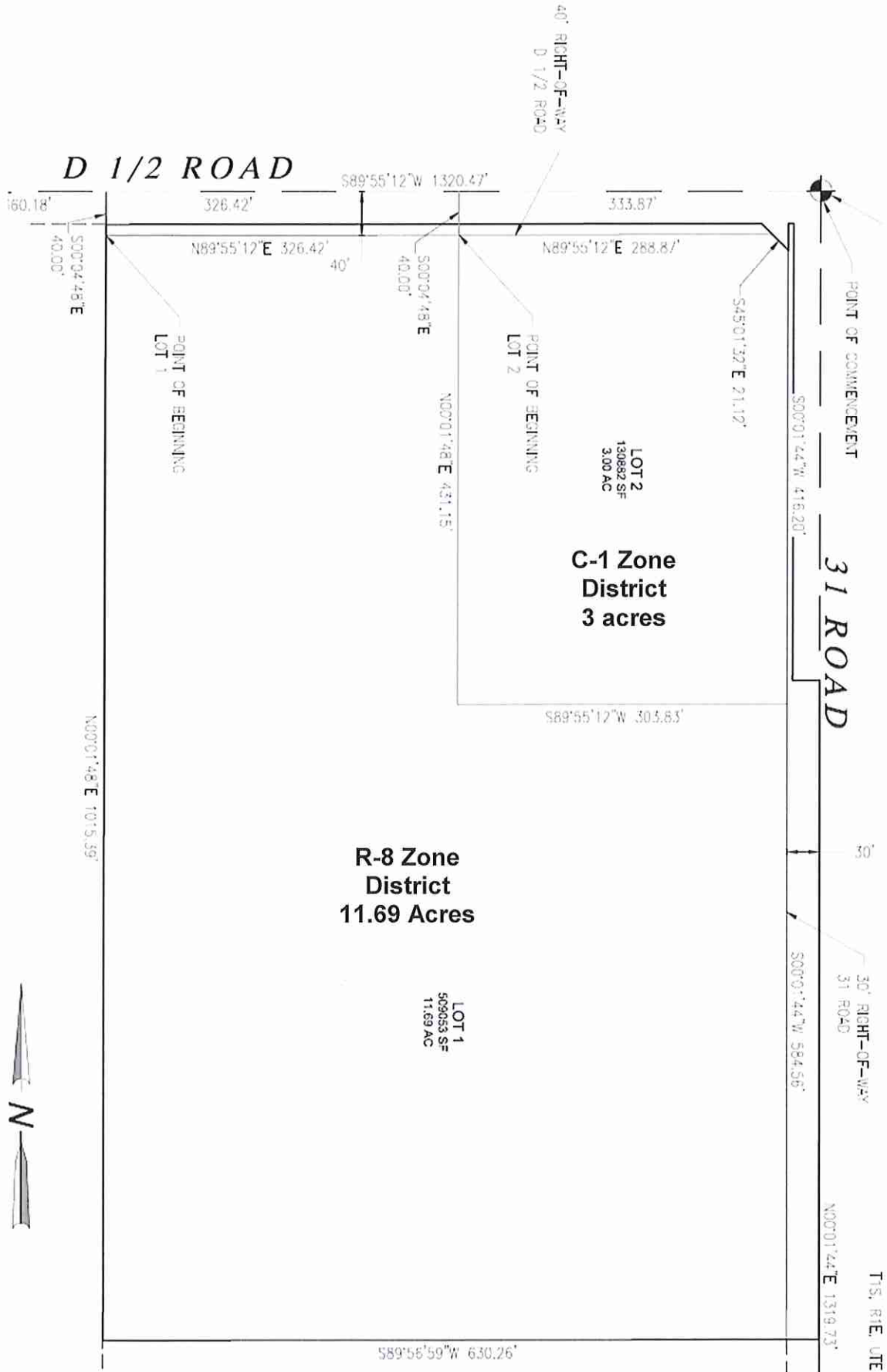
ATTEST:



City Clerk



Exhibit A



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4869 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of August, 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 21st day of August, 2019, at which Ordinance No. 4869 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 23rd day of August, 2019.



Deputy City Clerk

Published: August 9, 2019
Published: August 23, 2019
Effective: September 22, 2019

