

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3498**

**AN ORDINANCE ZONING THE NORTH AVENUE CENTER ANNEXATION TO  
LIGHT COMMERCIAL (C-1)**

**LOCATED AT 2938 NORTH AVENUE**

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 a C-1 zone district to this annexation.**

After public notice and public hearing before the Grand Junction City Council, City Council finds that a C-1 zone district be established for the following reasons:

- The zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by conforming to the current County zoning.
- 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 Light Commercial (C-1) zone district**

Includes the following tax parcel: 2943-083-00-099

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N

00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 Square Feet), more or less, as described.

Introduced on first reading on the 5<sup>th</sup> day February, 2003.

PASSED and ADOPTED on second reading this 19<sup>th</sup> day of February, 2003.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos-Martinez  
President of the Council