

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4885**

**AN ORDINANCE ZONING ZONA'S ANNEXATION  
TO C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 408 29 ROAD**

Recitals

The property owners have requested annexation of the 1.82-acre property into the City limits in anticipation of commercial use of the property

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning Zona's Annexation to the C-1 (Light Commercial) zone district respectfully, finding that it conforms with Village Center 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) zone district is 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:**

**ZONA'S ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 17 and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears N 00°13'10" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 330.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 165.20 feet; thence N 89°58'45" E, along the North line of that certain parcel of land described with Reception Number 2790261, Public Records of Mesa County, Colorado, a distance of 527.36 feet; thence S 00°13'10" E, along the East line of said parcel, a distance of 165.20 feet; thence S 89°58'45" W, along the South line of said certain parcel of land, a distance of 527.36 feet, more or less, to the Point of Beginning.

CONTAINING 87,120 Square Feet or 2.000 Acres, more or less, as described.

**INTRODUCED** on first reading this 16<sup>th</sup> day of October, 2019 and ordered published in pamphlet form.

**ADOPTED** on second reading this 6<sup>th</sup> day of November, 2019 and ordered published in pamphlet form.



\_\_\_\_\_  
President of the Council

ATTEST:



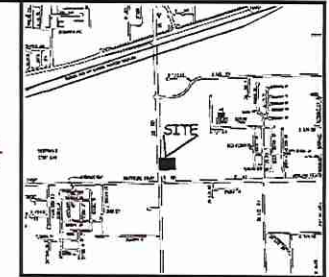
\_\_\_\_\_  
City Clerk



# Exhibit A

## ZONA'S ANNEXATION

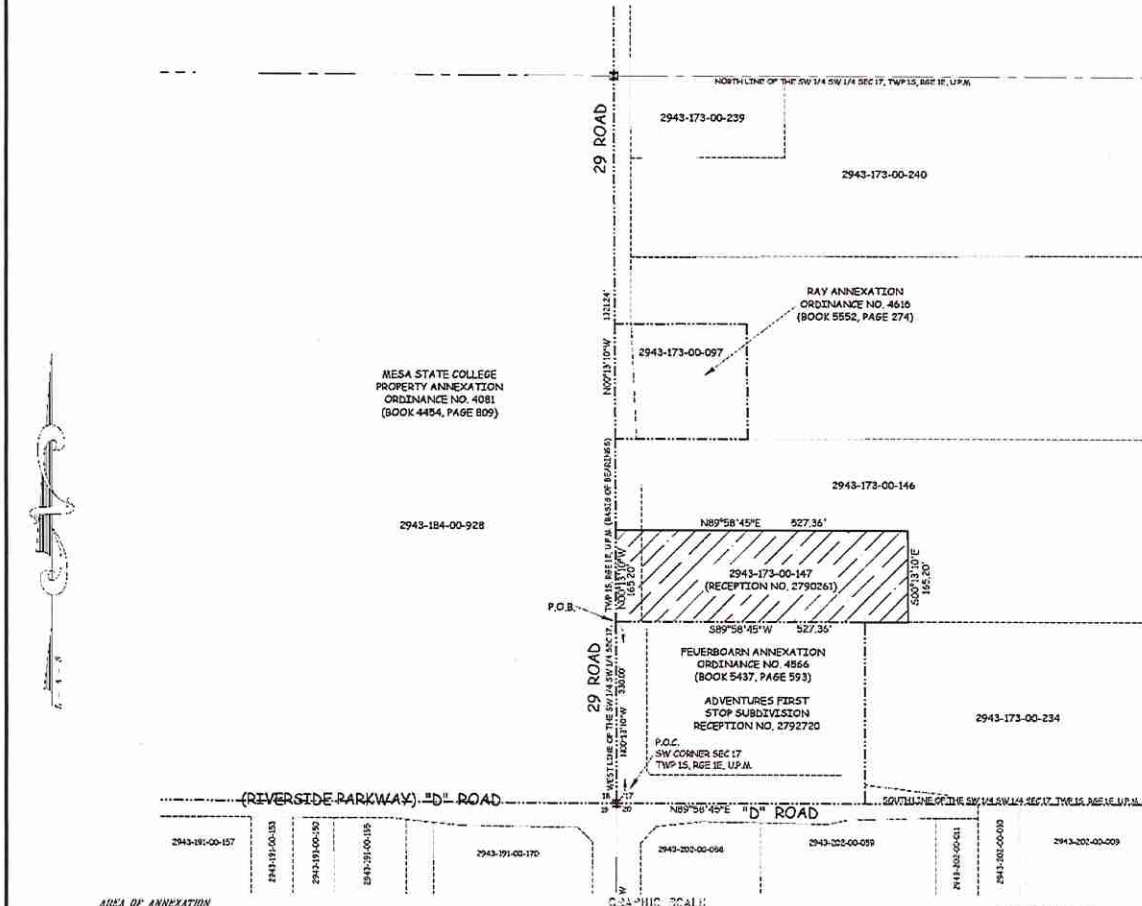
SITUATE IN THE SW 1/4 OF THE SW 1/4  
SECTION 17, TOWNSHIP 1S, RANGE 1E, UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO  
SHEET 1 OF 1



### DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 17 and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears N 00°13'10" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 330.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 165.20 feet; thence N 89°58'45" E, along the North line of that certain parcel of land described by Reception Number 2790261, Public Records of Mesa County, Colorado, a distance of 527.36 feet; thence S 00°13'10" E, along the East line of said parcel, a distance of 165.20 feet; thence S 89°58'45" W, along the South line of said certain parcel of land, a distance of 527.36 feet, more or less, to the Point of Beginning.



- ADJACENT PARCELS
- 2943-173-00-239
  - 2943-173-00-240
  - 2943-173-00-097
  - 2943-173-00-146
  - 2943-173-00-147
  - 2943-173-00-234
  - 2943-184-00-928
  - 2943-191-00-157
  - 2943-191-00-158
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  - 2943-191-00-160
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  - 2943-191-00-162
  - 2943-202-00-096
  - 2943-202-00-099
  - 2943-202-00-091
  - 2943-202-00-093
  - 2943-202-00-099

PRELIMINARY PLAN  
No. 1234  
MESA COUNTY, COLORADO  
PLANNING AND ZONING DEPARTMENT

AREA OF ANNEXATION  
LEGEND  
DATE: 07-23-2010

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	P.T.C.	DATE	07-23-2010
DESIGNED BY		DATE	
CHECKED BY	P.T.C.	DATE	
APPROVED BY		DATE	

SCALE	1" = 100'
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PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

ZONA'S ANNEXATION  
SW 1/4 SW 1/4 SECTION 17  
TWP 1S, RGE 1E, UPM

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4885 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of October, 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 6<sup>th</sup> day of November, 2019, at which Ordinance No. 4885 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 8<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
Deputy City Clerk

Published: October 18, 2019  
Published: November 08, 2019  
Effective: December 08, 2019