

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4901

**AN ORDINANCE REZONING BASELINE CAPITAL INVESTMENTS LLP PROPERTY
FROM R-24 (RESIDENTIAL – 24 DU/AC)
TO B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 1221 WELLINGTON 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 zoning the Baseline Capital Investments LLP Property to the B-1 (Neighborhood Business) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Business Park Mixed Use 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 B-1 (Neighborhood Business) 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:

The following property shall be zoned B-1 (Neighborhood Commercial):

Commencing at the Northwest corner of the Southwest $\frac{1}{4}$, Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ of said Section 12, whence the North $\frac{1}{16}$ corner on the West line of said Section 12 bears S $0^{\circ}05'16''$ W a distance of 659.21 feet; thence S $49^{\circ}14'13''$ E a distance of 46.16 feet to a point on the South Right of Way for Wellington Avenue as recorded at reception Number 10467, the East Right of Way for 12th Street as recorded at Reception Number 1094813, both of the Mesa County Clerk and Recorder's Office and the Point of Beginning, thence S $89^{\circ}45'21''$ E along said South Right of Way a distance of 225.00 feet; thence S $0^{\circ}14'33''$ W a distance of 417.54 feet to the centerline of the Grand Valley Canal; thence along the centerline of said Canal for the following five (5) courses:

- 1.) S $84^{\circ}16'13''$ W a distance of 41.26 feet to the start of a curve to the right;
- 2.) along said curve to the right a distance of 83.62 feet with a radius of 200.00 feet and a central angle of $23^{\circ}57'17''$, whose chord bears N $83^{\circ}45'09''$ W a distance of 83.01 feet;
- 3.) N $71^{\circ}46'30''$ W a distance of 45.18 feet;
- 4.) N $60^{\circ}32'40''$ W a distance of 54.26 feet;
- 5.) N $31^{\circ}35'17''$ W a distance of 19.17 feet;

Thence leaving the centerline of the Grand Valley Canal N 0°05'16" E along the East right of way for 12th Street a distance of 356.44 feet to the Point of Beginning. Said Parcel Contains 2.10 acres

Introduced on first reading this 18th day of December, 2019 and ordered published in pamphlet form.

Adopted on second reading this 15th day of January, 2020 and ordered published in pamphlet form.

ATTEST:

W Winkelmans

City Clerk

S. Mark West

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4901 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of December, 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 15th day of January, 2020, at which Ordinance No. 4901 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 17th day of January, 2020.


Deputy City Clerk

Published: December 20, 2019
Published: January 17, 2020
Effective: February 16, 2020

