

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4917

AN ORDINANCE ZONING THE BARNES ELECTRIC ANNEXATION

LOCATED AT 2806 ½ PERRY DRIVE

Recitals

The property owner has requested annexation of the 0.521-acre property into the City limits in anticipation of future non-residential 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 Barnes Electric Annexation to the I-1 (Light Industrial) zone district, finding that it conforms with the designation of Industrial 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 I-1 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 be zoned I-1 (Light Industrial).

BARNES ELECTRIC ANNEXATION

A certain parcel of land lying in the of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 19, 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 Northwest corner of the NW 1/4 NW 1/4 of said Section 19 and assuming the North line of the NW 1/4 NW 1/4 of said Section 19 bears S 89°39'11" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°39'11" E, along the North line of the NW 1/4 NW 1/4 of said Section 19, a distance of 342.71 feet; thence S 00°16'49" E, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°16'49" E, a distance of 145.00 feet; thence S 89°39'06" E, a distance of 156.51 feet; thence N 00°16'49" W, a distance of 145.00 feet; thence N 89°39'11" W, a distance of 156.51 feet, more or less, to the Point of Beginning.

CONTAINING 22,693 Square Feet or 0.521 Acres, more or less, as described
be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 4th day of March 2020 and ordered
published in pamphlet form.

ADOPTED on second reading the 15th day of April 2020 and ordered published
in pamphlet form.



President of the Council

Attest:

W Winkalman

City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4917 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of March, 2020 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 April, 2020, at which Ordinance No. 4917 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 April 2020.


Deputy City Clerk

Published: March 6, 2020
Published: April 17, 2020
Effective: May 17, 2020