

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3643

**AN ORDINANCE ZONING THE BRETSEL ANNEXATION
TO LIGHT COMMERCIAL (C-1)**

LOCATED AT 3145 E ½ Road

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, Light Commercial zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1, Light Commercial zone district be established.

The Planning Commission and City Council find that the C-1, Light Commercial zoning is in conformance with the stated criteria of Section 2.6 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 Light Commercial (C-1).

PERIMETER BOUNDARY LEGAL DESCRIPTION

BRETSEL ANNEXATION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of Section 10, 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 Northeast corner of the SW 1/4 of said Section 10 and assuming the North line of the SW 1/4 of said Section 10 bears N 89°59'33" E with all other bearings contained herein being relative thereto; thence from said Point of

Commencement, S 89°59'33" W along the North line of the SW 1/4 of said Section 10 a distance of 20.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°59'33" W along the North line of the SW 1/4 of said Section 10, a distance of 145.00 feet to its intersection with the Southerly extension of the East line of Heritage-East Subdivision, as same is recorded in Plat Book 12, Page 160, Public Records of Mesa County, Colorado; thence N 00°05'24" W along said projected East line, a distance of 50.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°59'33" W along said North right of way, a distance of 140.01 feet to a point on the East line of Deb's Place Minor Subdivision, as same is recorded in Plat Book 19, Page 204, Public Records of Mesa County, Colorado; thence S 00°05'47" E along said East line, a distance of 10.00 feet to a point on the North right of way for said E-1/2 Road; thence S 89°59'33" W along said North right of way, a distance of 186.75 feet to a point being the Southwest corner of said Deb's Place Minor Subdivision; thence S 00°05'47" E along the Southerly extension of the West line of said Deb's Place Minor Subdivision, a distance of 40.00 feet to a point on the North line of the SW 1/4 of said Section 10; thence S 89°59'33" W along the North line of the SW 1/4 of said Section 10, a distance of 1240.24 feet; thence S 00°01'04" E a distance of 847.72 feet to a point on the North right of way for the South Pacific Transportation Company; thence N 73°01'17" E along said North right of way, being the North line of the Southern Pacific Railroad Annexation No. 2, Ordinance No. 3159, City of Grand Junction, a distance of 1789.69 feet; thence N 00°00'03" E along a line 20.00 feet West of and parallel with, the East line of the SW 1/4 of said Section 10, a distance of 325.33 feet, more or less, to the Point of Beginning.

CONTAINING 23.382 Acres (1,018,535.2 Sq. Ft.) more or less, as described.

Introduced on first reading this 2nd day of June, 2004 and ordered published.

ADOPTED on second reading this 16th day of June, 2004.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk