

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4993

**AN ORDINANCE REZONING THE AMETEK PROPERTIES
TO C-1 (LIGHT COMMERCIAL) AND MU (MIXED USE)**

LOCATED AT 287 27 ROAD, THE ADJACENT DIXSON PARK, AND 288 27 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the Ametek Properties located at 287 27 Road and the adjacent Dixson Park from PD (Planned Development) to C-1 (Light Commercial); and, rezoning the property located at 288 27 Road from PD (Planned Development) to M-U (Mixed Use), finding that it conforms with the recommended land use category 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. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) and MU (Mixed Use) zone districts are in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned C-1 (Light Commercial):

287 27 Road and Adjacent Dixson Park

287 27 Road:

BLOCKS 7 AND 9 IN PERKINS SUBDIVISION – FIRST ADDITION – REPLAT NO. 1,
COUNTY OF MESA, STATE OF COLORADO.

CONTAINING 213,481 Square Feet or 4.901 Acres, more or less, as described.

Dixson Park:

BLOCK 3 IN PERKINS SUBDIVISION – FIRST ADDITION – REPLAT NO. 1:
EXCEPT THAT PART OF DAVID STREET AS SHOWN ON THE PLAT OF REPLAT
OF PART OF BLOCKS 2, 3, & 4 of PERKINS SUB'D, 1 ST. ADD. REPLAT NO. 1 &
REPLAT OF PERKIN SUBDIVISION,

COUNTY OF MESA, STATE OF COLORADO.

CONTAINING 165,060 Square Feet or 3.789 Acres, more or less, as described.

AND

The following property be rezoned M-U (Mixed Use):

288 27 Road

THE WEST 285 FEET OF THE N½ NW¼ NW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
EXCEPT BEGINNING AT THE NORTHEAST CORNER OF THE WEST 285 FEET OF SAID N½ NW¼ NW¼;
THENCE SOUTH 155 FEET;
THENCE WEST 150 FEET;
THENCE NORTH 155 FEET;
THENCE EAST TO THE POINT OF BEGINNING;

AND EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, AND CONSIDERING THE WEST LINE OF THE NW¼ OF SAID SECTION 25 TO BEAR NORTH 00°00'00" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°50'00" EAST ALONG THE NORTH LINE OF THE NW¼ OF SAID SECTION 25, 135.00 FEET;
THENCE SOUTH 00°00'00" WEST 30.00 FEET TO THE SOUTH RIGHT OF WAY OF "C" ROAD AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°00'00" WEST 125.00 FEET;
THENCE SOUTH 90°00'00" EAST 29.18 FEET;
THENCE SOUTH 00°00'00" WEST 50.13 FEET;
THENCE NORTH 90°00'00" WEST 134.18 FEET TO THE EAST RIGHT OF WAY OF 27 ROAD;
THENCE NORTH 00°00'00" EAST 175.43 FEET ALONG SAID EAST RIGHT OF WAY OF 27 ROAD TO THE SOUTH RIGHT OF WAY OF "C" ROAD;
THENCE SOUTH 89°59'00" EAST 105.00 FEET ALONG SAID SOUTH RIGHT OF WAY "C" ROAD TO THE POINT OF BEGINNING;

AND ALSO EXCEPT ROAD RIGHT OF WAY ACROSS THE WEST 30 FEET OF HEREIN DESCRIBED PROPERTY AS GRANTED TO MESA COUNTY BY INSTRUMENT RECORDED DECEMBER 9, 1959 IN BOOK 769 AT PAGE 581,

COUNTY OF MESA, STATE OF COLORADO

CONTAINING 122,231 Square Feet or 2.806 Acres, more or less, as described.

INTRODUCED on first reading the 17th day of March 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 7th day of April 2021 and ordered published in pamphlet form.

C. E. Steve Wazman

President of the Council

ATTEST:

W W Winkelmann

City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4993 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of March 2021 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 7th day of April 2021, at which Ordinance No. 4993 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 9th day of April 2021.



Deputy City Clerk

Published: March 19, 2021
Published: April 09, 2021
Effective: May 09, 2021

