

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3724

**AN ORDINANCE ZONING THE STORAGE PLACE II ANNEXATION TO
C-1 (LIGHT COMMERCIAL)**

LOCATED AT 501 CENTENNIAL 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 zoning the Storage Place II Annexation to the 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.

STORAGE PLACE II ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 8, 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 the SE 1/4 SE 1/4 of said Section 8 and assuming the West line of the SE 1/4 SE 1/4 of said Section 8 bears N 00°03'35" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'35" W along the West line of

the SE 1/4 SE 1/4 of said Section 8, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°03'35" W along the West line of the SE 1/4 SE 1/4 of said Section 8, also being the East line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, Public Records of Mesa County, Colorado, a distance of 441.19 feet to a point being the intersection of the West right of way for Centennial Road and the West line of the SE 1/4 SE 1/4 of said Section 8, as same is shown on the plat of Centennial '76-Filing One, as same is recorded in Plat Book 11, Page 202 and 203, Public Records of Mesa County, Colorado; thence N 89°56'25" E a distance of 50.00 feet to a point on the East right of way for said Centennial Road, being the beginning of a 175.00 foot radius curve, concave Northeast, whose long chord bears S 34°46'02" E and with a long chord length of 199.29 feet; thence Southeasterly 212.02 feet along the arc of said curve, through a central angle of 69°24'54"; thence S 69°28'29" E along the East right of way for said Centennial Road, a distance of 34.25 feet to a point being the beginning of a 225.00 foot radius curve, concave Southwest, whose long chord bears S 40°53'44" E and with a long chord length of 215.27 feet; thence Southeasterly 224.46 feet along the arc of said curve, through a central angle of 57°09'30"; thence S 12°18'59" E along the East right of way for said Centennial Road, a distance of 20.00 feet to a point on the North right of way for I-70B, as same is recorded in Book 605, Page 267 and Book 693, Page 35, Public Records of Mesa County, Colorado; thence S 77°41'01" W along said North right of way for I-70B, a distance of 128.91 feet; thence S 58°25'31" W along said North of way for I-70B, a distance of 106.64 feet; thence S 89°57'58" W along a line 50.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 8, a distance of 123.66 feet, more or less, to the Point of Beginning.

CONTAINING 1.982 Acres (86,349.6 Sq. Ft.), more or less, as described.

Building type, density and bulk standards shall be for the C-1 (Light Commercial) zone district.

Introduced on first reading this 16th day of February, 2005 and ordered published.

Adopted on second reading this 2nd day of March, 2005.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk