

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5013

**AN ORDINANCE ZONING THE STINKER C-STORE ANNEXATION
TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2905 / 2907 NORTH AVENUE AND 494 29 ROAD

Recitals

The property owner has requested annexation of three properties that total 1.67-acres into the City limits in anticipation of future commercial 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 Stinker C-Store Annexation to the C-1 (Light Commercial) zone district, finding that it conforms with the designation of Commercial as shown on the 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 C-1 (Light Commercial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

The following properties be zoned C-1 (Commercial) zone district.

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a

distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

PARCELS CONTAIN 1.67 Acres, more or less, as described.

INTRODUCED on first reading this 4th day of August, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of August, 2021 and ordered published in pamphlet form.

ATTEST:


Deputy City Clerk



President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5013 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 August 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 18th day of August 2021, at which Ordinance No. 5013 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 20th day of August 2021.


Deputy City Clerk

Published: August 6, 2021
Published: August 20, 2021
Effective: September 19, 2021

