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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET**

TUESDAY, JULY 13, 2021 @ 5:30 PM

This meeting will be held as an in-person/virtual hybrid meeting. Join the meeting virtually by registering using the link below:

<https://attendee.gotowebinar.com/register/3974778930407680268>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from June 8, 2021 and June 22, 2021.

Regular Agenda

1. Consider a request to zone approximately 1.67-acres from a County C-2 (General Commercial) to a City C-1 (Light Commercial) for the Stinker C-Store Annexation, located at 2905 / 2907 North Avenue and 494 29 Road. | [Staff Presentation](#) | Phone-in comments dial 2932.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
June 22, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Ken Scissors, Andrea Haitz, and Sandra Weckerly.

Also present were Jamie Beard (Assistant City Attorney), David Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), and Felix Landry (Planning Supervisor).

There were 7 members of the public in attendance.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Gatseos seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 8, 2021.

REGULAR AGENDA

1. CMU Master Plan Amendment

File # FMP-2021-279

Amend Ordinance 4754 amending the Institutional and Civic Facility Master Plan for Colorado Mesa University (CMU) to include a larger area for campus expansion to which administrative right-of-way vacations apply, Located at 1100 North Avenue.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the administrative review process.

Applicant Presentation

Derek Wagner, representing Colorado Mesa University, made a statement regarding the request.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 15, 2021 via www.GJSpeaks.org.

The following made comments about the request: Gerald Bigley, Ken Bassinger, Jim Kagle, Laura Baytower, and Philip Geurin.

The following made comments regarding the request on GJSpeaks: Bradley G. Davenport and Steve Allerton.

The public hearing was closed at 5:49 p.m. on May 11, 2021.

Applicant Response to Comment

Mr. Wagner responded to public comment.

Questions for Applicant/Staff

Commissioner Gatseos made a comment in support of the request.

Commissioner Hartz asked a question regarding a comment submitted via GJSpeaks and concerns brought up by North Avenue business owners.

Motion and Vote

Commissioner Gatseos made the following motion, "Chairman, on the Amended Institutional and Civic Facility Master Plan for Colorado Mesa University, FMP-2021-279, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts and conclusions and conditions stated in the staff report."

Commissioner Scissors seconded the motion. The motion carried 5-0.

2. Other Business

None.

3. Adjournment

The meeting adjourned at Scissors motioned to adjourn, Weckerly seconded, meeting adjourned at 5:59 p.m.

GRAND JUNCTION PLANNING COMMISSION
June 8, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Sandra Weckerly, and Shanon Secret.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Trent Prall (Public Works Director), Rick Dorris (Development Engineer), Dave Thornton (Principal Planner), and Senta Costello (Associate Planner).

There were 21 members of the public in attendance.

CONSENT AGENDA

Commissioner Ehlers moved to adopt Consent Agenda Item #1. Commissioner Gatseos seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 25, 2021.

REGULAR AGENDA

1. Orchard Mesa Road Petition Right-of-Way Vacation **File # VAC-2021-126**

Consider a request by the City of Grand Junction to vacate a portion of Road Petitioned Right-of-Way which crosses several parcels in Orchard Mesa.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Gatseos asked a question regarding a comment submitted via GJSpeaks.org.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 1, 2021 via www.GJSpeaks.org.

Mr. Jim Hartnett left a comment via GJSpeaks.org.

The public hearing was closed at 5:52 p.m. on June 8, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Madam Chair, on the right-of-way vacation request, City file number VAC-2021-126, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

2. Patterson Road Access Control Plan **File # CPA-2021-17**

Consider a request by the City of Grand Junction to adopt the Patterson Road Access Control Plan (ACP), as Volume III, Title 38 of the Municipal Code.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record. Trent Prall, Public Works Director, introduced Michelle Hansen, Stolfus and Associates, who provided a presentation regarding the request. Mr. Thornton provided a Code Analysis regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding TEDS standards and specifically number of access points and another question regarding U-turns.

Commissioner Reece asked a question regarding what an amendment process would look like, medians, designs for what implementation would look like, conditional access points, and the Grand Junction Circulation Plan.

Commissioner Ehlers asked questions regarding the Corner Square development (access points 60 and 62) about feedback/response from business owners and the undeveloped property owners in Corner Square and how access 62 is impacted. Mr. Prall responded that staff didn't receive feedback from Corner Square property owners and explained the connection to the Grand Junction Circulation Plan.

Commissioner Ehlers asked questions regarding access point 117 at Village Fair and what exactly would have to happen to change from a full-movement access to $\frac{3}{4}$ access. Mr. Prall confirmed.

1:45:30 Commissioner Reece asked what quantifies an increase in public safety. Mr. Prall explained that it is a combination of frequency and nature of those accidents that are happen. He explained there are national standards to compare to.

1:46:40 Commissioner Gatseos asked a follow-up question, specifically if one accident would trigger the closing of that access. Ms. Hansen elaborated on the nature of accident and if access management would assist in the promotion of safety.

1:48:20 Commissioner Ehlers asked a question regarding signal light cycling throughout the corridor and looking at it as an alternative to queuing lengths. Ms. Hansen responded that signal light cycling is adjusted in the model. Commissioner Ehlers asked if there was a segment in the plan that encourages staff to look at alternative methods. Mr. Prall explained that the City is constantly is upgrading technology.

1:53:34 Commissioner Ehlers asked a question on what options does a developer have to amend the plan. Mr. Prall and Ms. Hansen provided an answer.

1:56:30 Commissioner Reece asked a follow-up question about if the amendment would happen concurrently with the development plan. Ms. Allen provided an answer.

1:57:57 Commissioner Ehlers provided a recap of the discussion thus far regarding the implementation process.

Commissioner Reece asked a question regarding the connection for Penny Lane to Bonito Avenue.

Commissioner Gatseos asked questions regarding the feedback received from the Chamber of Commerce business community.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 1, 2021 via www.GJSpeaks.org.

The following made comments via GJSpeaks: James Vidmar, Arthur Edwards, Ken Ritter, and Duane A Harris.

The following made comments on the request: Ron Gibbs (President of the Village Fair Association), Donna Wallace, Verna Dunn, Nova Tucker, Ruth Kennett, Mark Rybeck (390 Talus Lane), Terry Porter (2632 Patterson Road), Dave Ramsey (Spring Valley

Subdivision), Beth McKee (Mantey Heights), Diane Lucero (Mantey Heights), Thomas Tucker (2551 Santa Fe Drive), Karen Perrin (131 Carlitos Ave), Tony Taylor (104 Mantey Heights Drive), Alan Wright (121 Mantey Heights Drive), and Gary Lucero (Mantey Heights).

Planning Commission took a recess at 8:22 p.m.

Planning Commission resumed at 8:30 p.m.

The public hearing was closed at 8:31 p.m. on June 8, 2021.

3:04:47 Response to Comment

Trent Prall gave a response to public comment.

3:18:08 Questions for Applicant or Staff

Commissioner Gatseos: "Could you address the 116 and 117 access points and the request for a ¾ movement compared to the City Market distance?" Ms. Hansen responded.

3:28:45 Commissioner Secret asked a question about what would trigger implementation of a change of access. Mr. Prall and Ms. Hansen responded.

3:36:47 Commissioner Reece asked a question regarding the parcel at 115 Camino Del Rey Drive. Commissioner Reece asked a question about the potential for Code amendments to the proposed Plan. Ms. Allen responded. Commissioner Reece asked a question about raised medians. Mr. Prall responded. Commissioner Reece asked a question about public engagement opportunities in the future regarding the proposed plan. Mr. Prall and Ms. Hansen responded.

Discussion

3:37:38 Commissioner Ehlers made a statement regarding the request.

3:43:02 Commissioner Reece made a statement regarding the request.

3:49:18 Commissioner Gatseos made a statement regarding the request.

3:53:25 Commissioner Weckerly made a statement regarding the request.

3:56:30 Commissioner Secret made a statement regarding the request.

There was some discussion on how to pose the motion amongst the Commissioners and staff.

Motion and Vote

Commissioner Ehlers made the following motion, “Madam Chair, on the Patterson Road Access Control Plan, CPA-2021-17, I move that Planning Commission forward a recommendation of adoption of the Patterson Road ACP as an element of the Grand Junction Comprehensive Plan and implementing the Comprehensive Plan with the findings of fact as listed in the staff report.”

Commissioner Gatseos seconded the motion.

Commissioner Ehlers says his motion is compelled by the consideration of the access points in prior discussion (Access 114,116 and 117), around some mechanism for how this is paid for especially regarding transportation impact fee credits or something along those lines, and lastly that there is an acknowledgement that there is a significant portion of this corridor that is largely already developed residential area and that perhaps is a little bit too much in those areas. Commissioner Ehlers noted he is paraphrasing previous discussion.

Commissioner Reece stated she would add: 1) an evaluation of the 1st trigger in the 3 types of implementation, which states "A property redevelops or changes use, resulting in an increase in traffic to and from the site of 20% or more," and to address the access points in the Darby Lane area of the Plan.

The motion failed 1-4 with Commissioners Reece, Gatseos, Weckerly, and Secret voting NO.

Summary of discussion:

- Revisit access points 114, 116, and 117.
- Provide a mechanism of how to pay for improvements such as the use of Transportation Capacity Payments (TCP) funds.
- The Plan is largely residential that is unfairly being treated, needs to be addressed.
- Further evaluate the 1st trigger in the 3 types of implementation, which states “A property redevelops or changes use, resulting in an increase in traffic to and from the site of 20% or more.”
- Revisit Darby Lane (#236) and Placer Street (#240) access points.

3. Other Business

None.

4. Adjournment

The meeting adjourned at 9:32 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: July 13, 2021
Presented By: Senta Costello, Planner
Department: Community Development
Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request to zone approximately 1.67-acres from a County C-2 (General Commercial) to a City C-1 (Light Commercial) for the Stinker C-Store Annexation, located at 2905 / 2907 North Avenue and 494 29 Road. | [Staff Presentation](#) | Phone-in comments dial 2932.

RECOMMENDATION:

City Staff recommends approval of the requested Zone of Annexation.

EXECUTIVE SUMMARY:

The Applicant, Stinker Stores Inc. is requesting a zone of annexation to C-1 (Light Commercial) for the parcels included in the Stinker C-Store Annexation. The approximately 1.67-acres of land are located at 2905 / 2907 North Avenue and 494 29 Road. The properties have a Comprehensive Plan Land Use Map designation of Commercial. Each property currently contains one single-family detached home along with various accessory structures.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits per the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of future commercial development. The zone district of C-1 is consistent with the Comprehensive Plan. The request for annexation will be considered separately by City Council.

BACKGROUND

The Applicant, Stinker Stores Inc, has requested annexation of 1.67-acres of land into the City limits, located at 2905 / 2907 North Avenue and 494 29 Road, in anticipation of future commercial development. The Stinker C-Store Annexation consists of three properties totaling 1.67-acres. The Applicant is requesting a zone of annexation to C-1

(Light Commercial).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – July 7, 2021
- Planning Commission considers Zone of Annexation – July 13, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – August 4, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – August 18, 2021
- Effective date of Annexation and Zoning – September 17, 2021

The Applicant's properties are currently in the County and has a County zoning of C-2 (General Commercial). Surrounding properties to the north and west are also zoned C-1 (Light Commercial) in the City. The properties to the east and south are zoned C-2 in Mesa County. The subject properties have a Comprehensive Plan Future Land Use designation of Commercial. The requested zone district of C-1 is in conformance with the Land Use designation for the area.

The surrounding area both within the City limits and in the County are largely developed with other commercial developments. Further development and/or lot splits are possible in the future for other properties in the area, specifically to the east along North Avenue that are large enough to accommodate such development.

BACKGROUND OR DETAILED INFORMATION:

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on April 7, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was offered through the Zoom platform. The Applicant, Applicant's Representative and City staff were in attendance along with one (1) citizen.

Questions at the Neighborhood Meeting centered mainly on the proposed development of the property. An official application for annexation and zoning was submitted to the City of Grand Junction for review on April 12, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on June 30, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on July 2, 2021. The notice of this public hearing was published July 6, 2021, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits with a requested zone district of C-1 which is compatible with the existing Comprehensive Plan Land Use Map designation of Commercial. While not identical, the Mesa County C-2 zone district and the City of Grand Junction C-1 zone district are very similar in uses permitted and standards, no events have occurred that invalidate the original premise of the zoning. Therefore, Staff has found this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The adoption of the Comprehensive Plan in 2020, designated these properties as Commercial. The Applicant is requesting an allowable zone district that is consistent with the Commercial category. Adjacent properties to the west and north are already annexed and zoned C-1. The construction of the viaduct over the railroad tracks in 2011-2012 increased the ease of accessibility to the area, promoting additional commercial development in the area.

This created a change of character and/or conditions and the area has significantly changed as a result, Staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the C-1 zone district. City Sanitary Sewer and Ute Water are both presently available within the 29 Road and North Avenue rights-of-way. Properties can also be served by Xcel Energy electric and natural gas. There are a variety of restaurants and shopping within 1/2-mile to the north and west in the City limits and includes a Walmart Superstore, Taco Bell, Texas Roadhouse, and Del-Taco. Staff has found the public and community facilities are adequate to serve and compliment the type and scope of the commercial land use proposed and therefore has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The properties and surrounding area are designated on the Comprehensive Plan Land Use Map as Commercial. The proposed zoning designation of C-1 meets the intent of achieving the desired intensity for the properties, with this request, to develop as a commercial property. For properties already annexed into the City limits, this area along North Avenue is predominately zoned C-1 with some R-8 to the north in the adjacent neighborhoods. The C-1 zone district also comprises the second largest amount of non-residential acreage within the City limits, I-1 is the largest. Because a

majority of this area is currently zoned C-1, staff is unable to find that there is an inadequate supply of C-1 zoning in the City and therefore finds this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for commercial development meeting the Comprehensive Plan to meet the needs of the growing community and redevelopment of properties currently underdeveloped to a use matching the intent and vision of the Comprehensive Plan. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting business retention and expansion identified in Plan Principle 2: Resilient and Diverse Economy, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The C-1 zone district is consistent with the recommendations of the Plan's Land Use Map and compatible with the surrounding neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial for the subject properties.

- a. M-U (Mixed Use)
- b. B-P (Business Park)
- c. I-O (Industrial Office Park)
- d. C-2 (General Commercial)
- e. Mixed Use Residential (MXR-8)
- f. Mixed Use General (MXG-3, 5, 8)
- g. Mixed Use Shopfront (MXS-3, 5, 8)
- h. Mixed Use Opportunity Corridor (MXOC)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 2: Resilient and Diverse Economy

Goal: Promote business growth for a diverse and stable economic base

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 – In Tier 1, development should be directed toward vacant and underutilized parcels located primarily within Grand Junctions existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

STAFF FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Stinker C-Store Annexation, ANX-2021-252, for a Zone of Annexation from County C-2 (General Commercial) to a City C-1 (Light Commercial), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

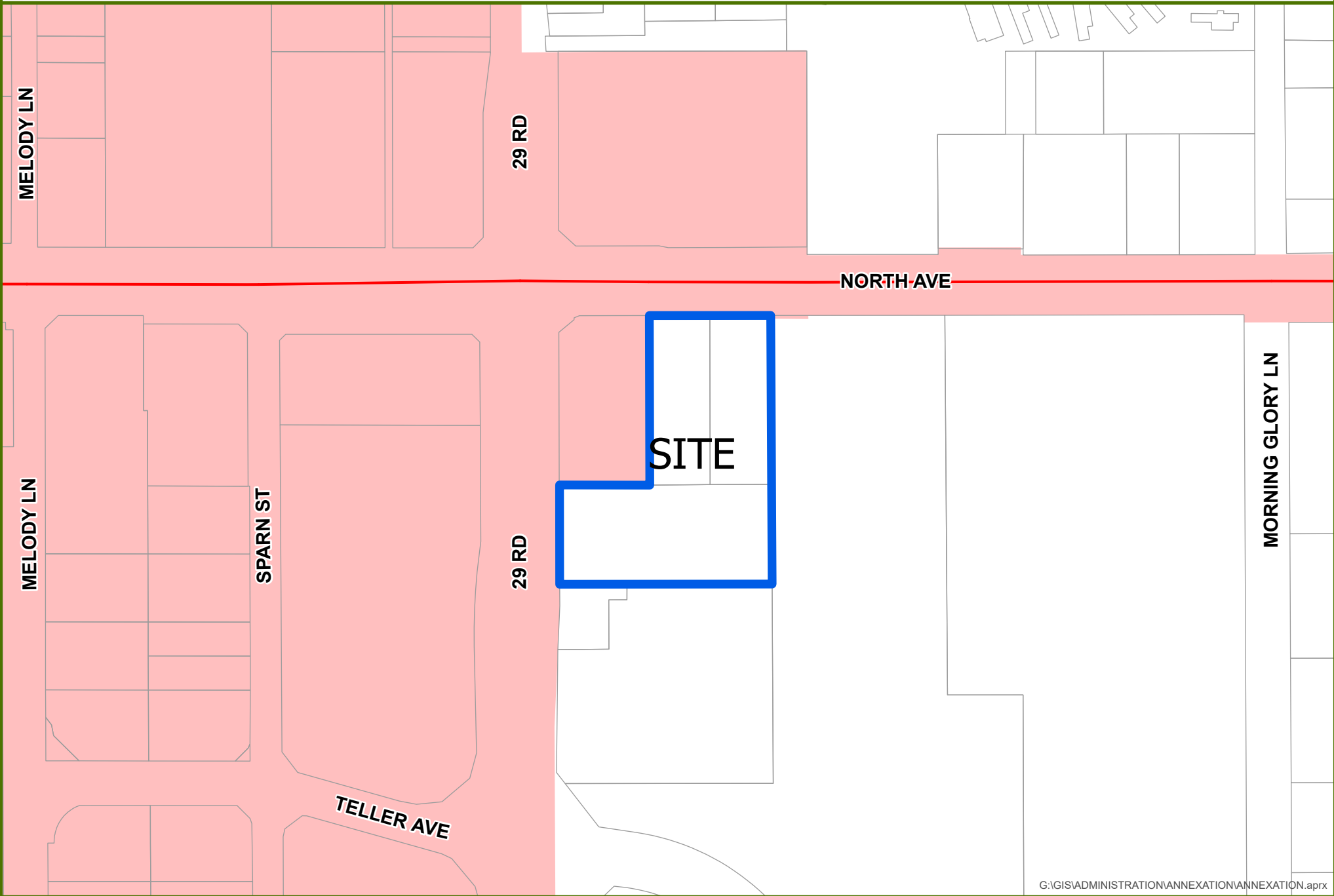
SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation for the Stinker C-Store Annexation to C-1 (Light Commercial) zone district, file number ANX-2021-252, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Maps
2. Zone of Annexation Ordinance - Stinker C-Store Annex

STINKER C-STORE ANNEXATION



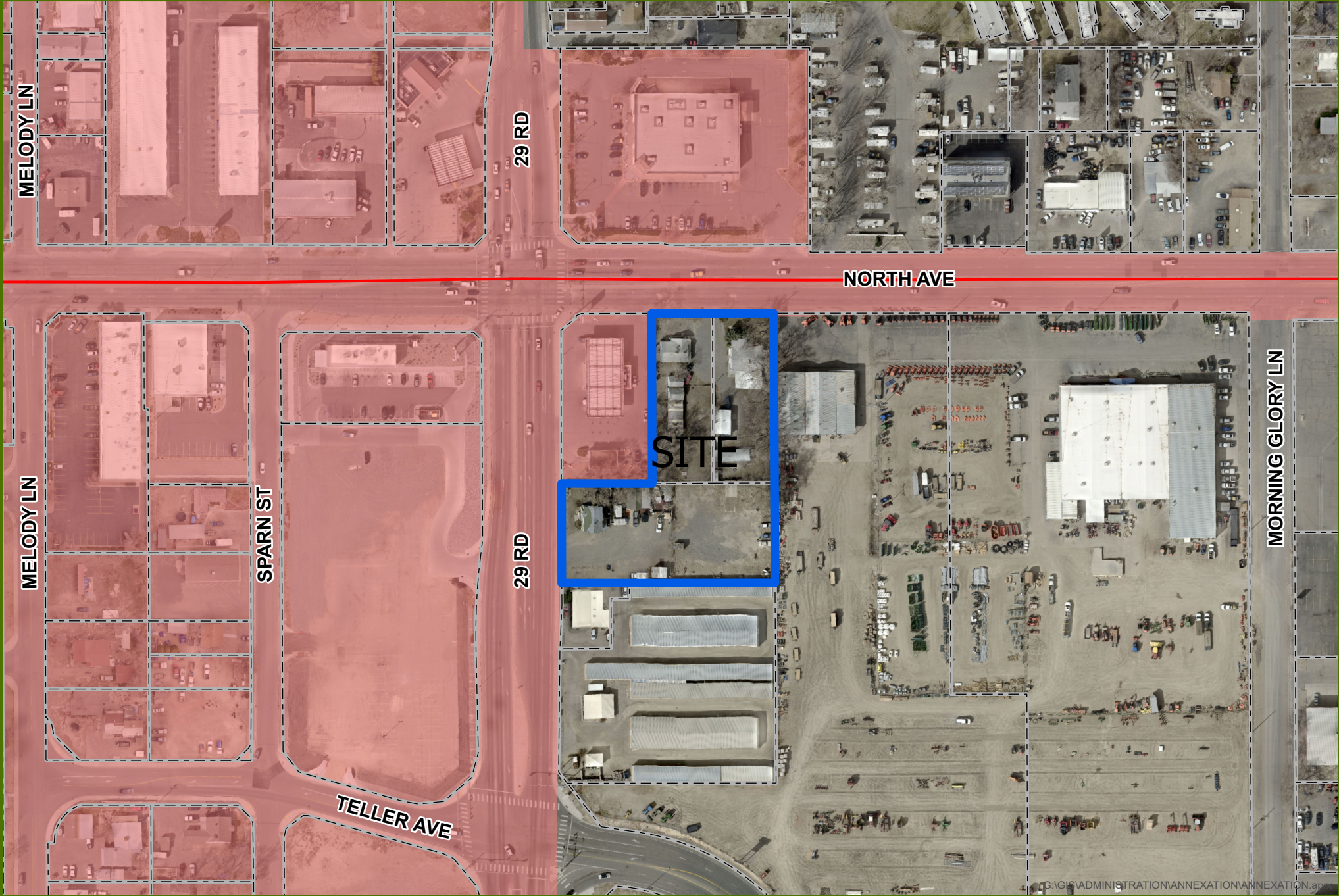
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0 0.02 0.04 Miles

 Annexation  City Limits

STINKER C-STORE ANNEXATION



0 0.02 0.04 Miles

 Annexation  City Limits

STINKER C-STORE ANNEXATION - LAND USE



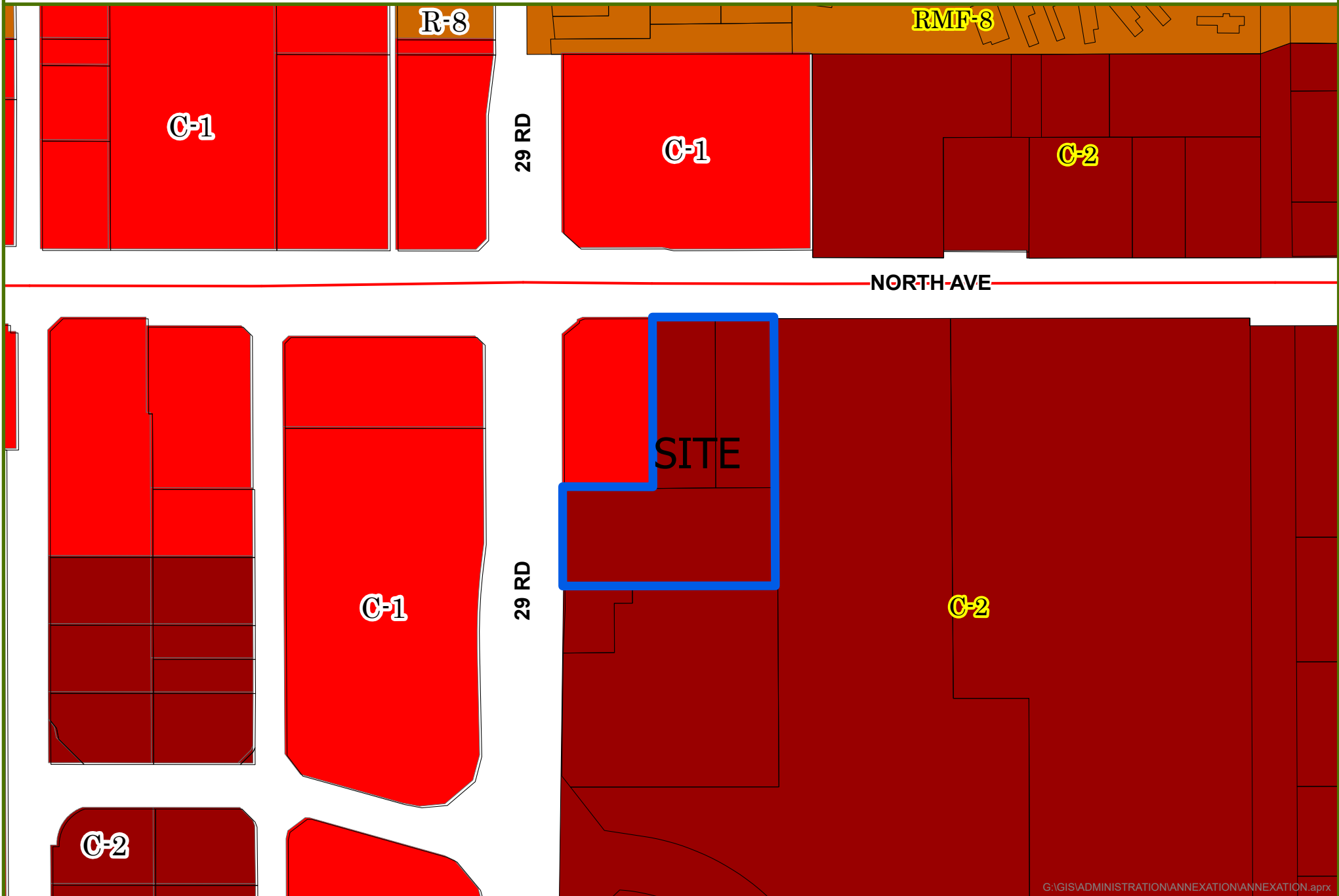
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 Annexation Boundary

STINKER C-STORE ANNEXATION - ZONING



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0 0.02 0.04 Miles

 Annexation

City Zoning
Packet Page 17

County Zoning

Date Created: 6/24/2021



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**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 _____ day of _____, 2021 and ordered published in pamphlet form.

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

ATTEST:

President of the Council

City Clerk