

ORDINANCE NO. 3863

**AN ORDINANCE REZONING TWO PARCELS
IN THE TAURUS SUBDIVISION
FROM I-2 TO I-1 AND C-2**

LOCATED AT THE SOUTHWEST CORNER OF G ROAD AND 23 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 rezoning the two parcels of the Taurus Subdivision from I-2 (General Industrial) and C-2 (General Commercial) to the I-1 (Light Industrial) and C-2 (General Commercial) zone districts for the following reasons:

The zone districts implement the Commercial/Industrial land use classification as shown on the Future Land Use map of the Growth Plan, and are consistent with the Growth Plan's goals and policies, and/or are generally compatible with appropriate land uses located in the surrounding area. The request to rezone meets the criteria found in Section 2.6.A of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 and C-2 zone districts be established, subject to the recordation of the Taurus Subdivision final plat.

The Planning Commission and City Council find that the I-1 and C-2 zoning is in conformance with the stated criteria of Section 2.6.A 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 rezoned I-1 and C-2 subject to the recordation of the Taurus Subdivision final plat:

Lot 1 of the Taurus Subdivision to be rezoned I-1 (Light Industrial):

Commencing at the Northeast corner of Section 6, Township 1 South, Range 1 West of the Ute Meridian, whence the Northwest corner of the Northeast Quarter Northeast Quarter of said Section 6 bears N89°55'34"W a distance of 1319.92 feet with all bearings contained herein relative thereto; thence S53°08'47"W 66.58 feet to a point on the South right of way of G Road and the Point of Beginning; thence N89°55'34"W 1492.13 feet along said right of way to a point on the centerline of the Independent Ranchman's Ditch; thence along said center the next two courses,

S19°32'48"E 715.98 feet; thence S33°24'14"E 61.23 feet; thence leaving said centerline S89°42'52"E 1235.30 feet to a point on the West right of way of 23 Road; thence N00°17'08"E 709.98 feet along said right of way; thence along a curve to the left having a radius of 20.00 feet, a chord bearing of N44°49'13"W a distance of 28.34 feet to the Point of beginning. Less however, any lands for future right of way purposes as required by the City of Grand Junction. Containing 23.06 acres as described.

Lot 2 of the Taurus Subdivision to be rezoned C-2 (General Commercial):

Commencing at the Northeast corner of Section 6, Township 1 South, Range 1 West of the Ute Meridian, whence the Northwest corner of the Northeast Quarter Northeast Quarter of said Section 6 bears N89°55'34"W a distance of 1319.92 feet with all bearings contained herein relative thereto; thence S53°08'47"W 66.58 feet to a point on the South right of way of G Road and the Point of Beginning; thence along a curve to the right having a radius of 20.00 feet, a chord bearing of S44°49'13"E a distance of 28.34 feet to a point on West right of way of 23 Road; thence S00°17'08"W 709.98 feet along said right of way to the Point of Beginning; thence leaving said right of way N89°42'52"W 1235.30 feet to a point on the centerline of the Independent Ranchman's Ditch; thence S33°24'58"E 606.04 feet; thence along a non tangent curve to the right with a radius of 160.17 feet with a chord bearing of S29°02'50"E with a chord distance of 24.41 feet to a point on the North right of way of U.S. Highway 6 & 50; thence leaving said centerline S56°28'50"E 98.07 feet along said right of way; thence continuing, S56°32'25"E 910.80 feet along said right of way; thence N66°18'52"E 50.15 feet to a point on the West right of way 23 Road; thence N00°16'16"E 507.53 feet along said right of way; thence leaving said right of way S89°49'06"W 272.10 feet; thence N00°14'45"E 159.91 feet; thence N89°49'01"E 269.21 feet to a point on the West right of way line of 23 Road; thence N00°17'08"E 389.80 feet along said right of way to the Point of Beginning. Less however, any lands for future right of way purposes as required by the City of Grand Junction. Containing 17.72 acres as described.

Allowable uses, density and bulk standards shall be for the I-1 and C-2 zone districts.

Introduced on first reading on January 4, 2006 and ordered published.

Adopted on second reading this 18th day of January, 2006.

/s/: Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk