

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3871**

**AN ORDINANCE ZONING THE MIMS ANNEXATION TO  
B-1**

**LOCATED AT 492 30 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 Mims Annexation to the B-1 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 B-1 zone district be established.

The Planning Commission and City Council find that the B-1 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 B-1.

**Mims ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW1/4) of Section 16, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 16 and assuming the West line of said Section 16 to bear S00°00'43"E with all bearings contained herein relative thereto; thence S00°00'43"E along the West line of said Section 16 a distance of 241.80 feet; thence N89°59'17"E a distance of 40.00 feet to a point on the East right of way of 30 Road as recorded in book 1524, page 9, Mesa

County, Colorado public records being the Point of Beginning; thence N73°00'00"E along the Southerly right of way of the Union Pacific Railroad a distance of 649.20 feet; thence S00°00'56"E a distance of 349.54 feet to a point on the Northerly right of way of E Road as recorded in book 1524, page 10, of the Mesa County, Colorado public records; thence along the Northerly right of way of said E Road the following seven (7) courses: (1) S43°07'55"W a distance of 115.38 feet; (2) thence S49°34'49"W a distance of 68.11 feet; (3) thence 132.92 feet along the arc of a 325.10 foot radius curve, concave Northwest having a central angle of 23°25'36" and a chord bearing S66°11'51"W a distance of 132.00 feet; (4) thence S82°48'51"W a distance of 68.11 feet; (5) thence S88°54'43"W a distance of 74.90 feet; (6) thence S89°54'37"W a distance of 196.77 feet; (7) thence N45°09'52"W a distance of 42.48 feet to a point on the East right of way of said 30 Road; thence N00°00'43"W along the East right of way of said 30 Road a distance of 321.66 feet to the Point of Beginning.

Said parcel contains 5.88 acres (256,163 square feet), more or less, as described.

Introduced on first reading this 15<sup>th</sup> day of February, 2006 and ordered published.

Adopted on second reading this 1<sup>st</sup> day of March, 2006.

/s/: Bruce Hill  
Mayor

ATTEST:

/s/: Stephanie Tuin  
City Clerk