

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5091

AN ORDINANCE REZONING APPROXIMATELY 17.4 ACRES FROM PD (PLANNED DEVELOPMENT) TO C-1 (LIGHT COMMERCIAL) LOCATED AT THE SOUTHERN CORNER OF HORIZON DRIVE AND 27 ½ ROAD

Recitals:

On the Horizon, LLC and Over the Horizon, LLC (Owners) own two parcels located at the southern corner of Horizon Drive and 27 ½ Road totaling approximately 17.4 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having a Commercial designation. The Owners propose that the property be rezoned from PD (Planned Development) to C-1 (Light Commercial).

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 Property to the C-1 (Light Commercial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Commercial, 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 and Development Code.

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

The following property shall be zoned C-1 (Light Commercial):

Parcel No. 2945-012-00-092

Parcel 1:

That part of the NW1/4NW1/4 of Section 1, Township I South, Range 1 West of the Ute Meridian, lying South and East of the County Road as recorded in Book 822 at Page 245; LESS AND EXCEPT any portion lying in Horizon Drive,

ALSO LESS AND EXCEPT tract(s) as described in document recorded April 3, 1962 in Book 822 at Page 245 and tract(s) as described in document recorded April 10, 1962 in Book 822 at Page 480,

ALSO LESS AND EXCEPT tract(s) as described in document recorded April 8, 1982 in Book 1426 at Page 244 and tract(s) as described in document recorded September 6, 2002 in Book 3149 at Page 414,

ALSO LESS AND EXCEPT that parcel of land described at Reception Number 648982.

Parcel No. 2945-012-00-094

That parcel of land located in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, Township 1 South, Range 1 West of the Ute Meridian in Grand Junction, Mesa County, Colorado and being more particularly described as follows:

PARCEL 2:

COMMENCING at the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado, whence the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ bears South 00°03'04" West, a distance of 1322.09 feet, for a basis of bearings with all bearings contained herein relative thereto; South 00°03'04" West, a distance of 782.50 feet; thence North 89°56'56" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence along the North line of Ptarmigan Pointe, Filings One through Four and Ptarmigan Ridge, Filing Six the following five (5) courses: (1) North 89°56'56" West, a distance of 368.00 feet; (2) South 82°52'04" West, a distance of 220.00 feet; (3) South 56°00'04" West, a distance of 596.00 feet; (4) South 89°31'47" West, a distance of 201.45 feet; (5) North 00°09'26" East, a distance of 381.12 feet, to a point on the South right-of-way line of Horizon Drive as recorded at Reception No. 813145 and Reception No. 813634; thence along said South right-of-way line as described in Reception No. 813634 the following two (2) courses: (1) North 52°45'00" East, a distance of 714.45 feet; (2) with a curve turning to the left having a delta angle of 06°08'04", a radius of 1960.00 feet, an arc length of 209.85 feet, and a chord length of 209.75 feet, with a chord bearing of North 49°40'55" East, to a point on the Southerly right-of-way of 27 $\frac{1}{2}$ Road, as defined in Reception No. 2075083, Mesa County records; thence along said Southerly right-of-way line of 27 $\frac{1}{2}$ Road the following six (6) courses: (1) South 43°24'24" East, a distance of 4.77 feet; (2) North 46°22'36" East, a distance of 14.87 feet; (3) South 88°57'02" East, a distance of 17.49 feet; (4) South 44°19'26" East, a distance of 633.32 feet; (5) with a curve turning to the right having a delta angle of 27°59'02", a radius of 320.00 feet, an arc length of 156.29 feet, and a chord length of 154.74 feet, with a chord bearing of South 30°19'55" East; (6) South 00°03'04" West, a distance of 7.21 feet to the POINT OF BEGINNING.

Said parcel containing an area of 13.21 acres, as herein described.

Introduced on first reading this 20th day of July, 2022 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of August, 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Anna Stout
President of City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5091 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of July 2022 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 3rd day of August 2022, at which Ordinance No. 5091 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 5th day of August 2022.


Deputy City Clerk

Published: July 22, 2022
Published: August 5, 2022
Effective: September 4, 2022

