

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5130

**AN ORDINANCE ZONING ROY'S RV ANNEXATION
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

LOCATED ON PROPERTIES AT 2795 RIVERSIDE PARKWAY

Recitals:

The property owner has petitioned to annex their 1.45 acres into the City limits. The annexation is referred to as the "Roy's RV Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Roy's RV Annexation consisting of 1.45 acres from County RSF-4 (Residential Single Family - 4) to I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with 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 I-1 (Light Industrial) 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 for the parcel as designated.

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

ROY'S RV ANNEXATION, a parcel of land in the City of Grand Junction, Mesa County, Colorado as described as follows is zoned I-1, Light Industrial:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
EXHIBIT A**

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of

Beginning; thence the following two (2) course's 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course's 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less.

INTRODUCED on first reading this 18th day of January 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of February 2023 and ordered published in pamphlet form.



Abe Herman
Council President Pro Tem

ATTEST:

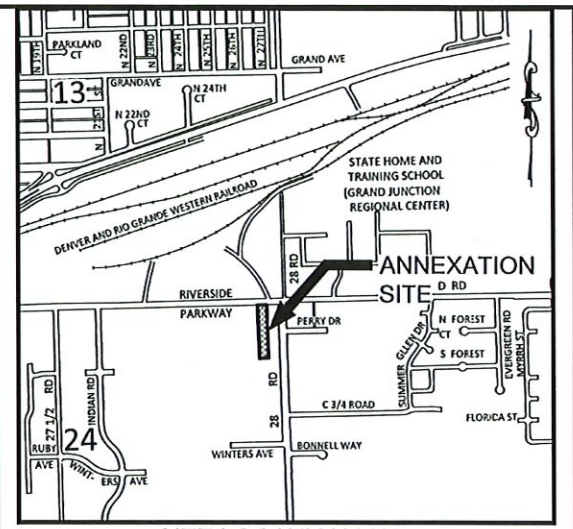
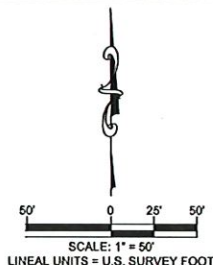


Amy Phillips
City Clerk



ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 300'

LEGAL DESCRIPTION
 A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
 Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) courses: 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) courses: 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.
 Said Parcel of land CONTAINING 63.229 Square Feet or 1.45 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,464.58 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	732.24 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	63,229 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	1.45		

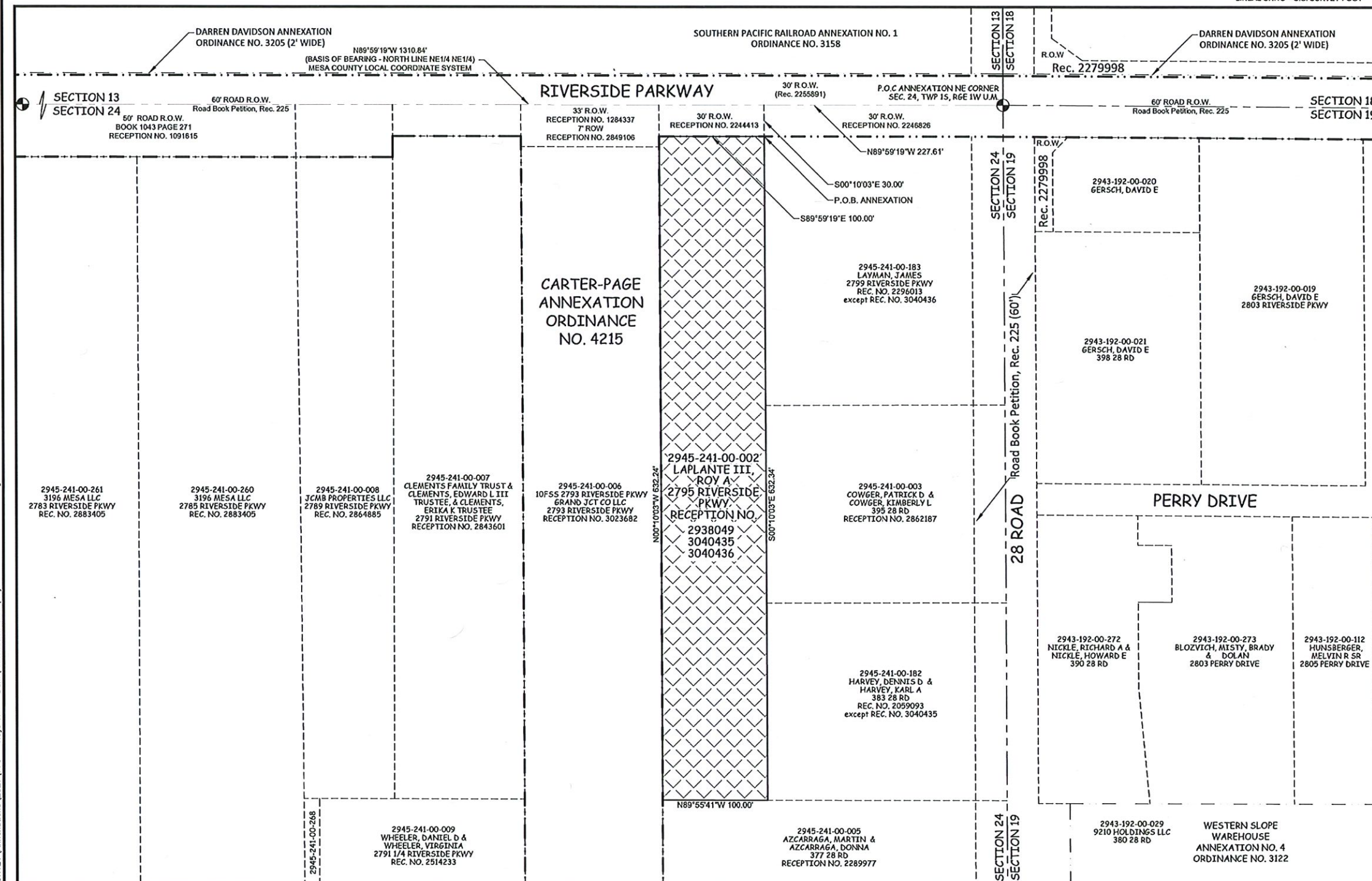
SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FOOT
P.O.C.	POINT OF COMMENCEMENT	Δ	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
RGE.	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION NUMBER	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO. 5129	EFFECTIVE DATE March 19, 2023
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NOTE:
 THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SUBMITTALS. THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDS. THIS PART OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY. IT IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR CONFIRMING BOUNDARY LINES.

RENEE BETH PARENT
 STATE OF COLORADO - P.L.S. NO. 38266
 FOR THE CITY OF GRAND JUNCTION
 333 WEST AVENUE - BLDG. C
 GRAND JUNCTION, CO. 81501

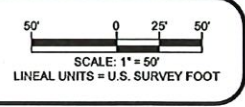
PROFESSIONAL LAND SURVEYOR
 38266
 03-01-2023



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
 ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: MJH DATE: 11/01/2022
 DESIGNED BY: RBP DATE: 10/28/2022
 CHECKED BY: RBP DATE: 11/03/2022



PUBLIC WORKS ENGINEERING DIVISION

ROY'S RV ANNEXATION
 Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

G:\Data\SURVEY\Annexations\2021\770 - Roy's RV - Doni\Annexation files\Roy's RV Annexation Plat.dwg -- PLOTTED: 2023-03-01

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5130 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of January 2023 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 15th day of February 2023, at which Ordinance No. 5130 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 17th day of February 2023.


Deputy City Clerk

Published: January 20, 2023
Published: February 17, 2023
Effective: March 19, 2023

