

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5157

**AN ORDINANCE ZONING KIA ANNEXATION
TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT**

LOCATED ON PROPERTY AT 2980 HIGHWAY 50

Recitals:

The property owner has petitioned to annex 17.802 acres into the City limits. The annexation is referred to as the KIA Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the KIA Annexation consisting of 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) finding that both the C-1 zone district conforms with the designation of Commercial 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 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 for the parcel as designated.

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

ZONING FOR THE KIA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby duly and lawfully zoned C-1:

KIA ANNEXATION

Perimeter Boundary Legal Description

**A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2
and KIA Annexation No. 3**

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41"W a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'14"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said parcel of land being comprised of 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41"W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said parcel of land being comprised of 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast

Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said parcel of land being comprised of 751,618 Square Feet or 17.255 Acres, more or less.

INTRODUCED on first reading this 17th day of May 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of June 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5157 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of May 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 7th day of June 2023, at which Ordinance No. 5157 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 9th day of June 2023.



Deputy City Clerk

Published: May 24, 2023
Published: June 09, 2023
Effective: July 09, 2023

