

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5178

**AN ORDINANCE ZONING TALLMAN ENCLAVE ANNEXATION
TO C-2 (GENERAL COMMERCIAL) ZONE DISTRICT
AND R-8 (RESIDENTIAL 8 DU/AC) ZONE DISTRICT**

**LOCATED IN THE ORCHARD MESA COMMERCIAL PARK SUBDIVISION (BOOK 11,
PAGE 319) INCLUDING 2735 THROUGH 2739 HIGHWAY 50 AND
2736 ½ THROUGH 2736 B ¼ ROAD**

Recitals:

The enclave annexation is referred to as the "Tallman Enclave Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the properties comprising the Tallman Enclave Annexation which consists of approximately 22.84 acres located at 232 27¼ Rd through 241 27¼ Rd, and 2739 Highway 50 from County C-2 (General Commercial District) to City C-2 (General Commercial), and 2736½ B¼ Rd and 2735 Highway 50 from County RSF-4 (Residential Single-Family – 4 District) to City C-2 (General Commercial), and zoning the property consisting of 0.51 acres located at 2736 B¼ Rd from County RSF-4 (Residential Single-Family – 4 District) to City R-8 (Residential 8 du/ac) finding that the C-2 zone district conforms with the designation of *Commercial* and that the R-8 zone district conforms with the designation of *Residential Medium* as shown on the Land Use Map of the Comprehensive Plan, and each designated zone conforms 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-2 (General Commercial) and the R-8 (Residential 8 du/ac) zone districts, are 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:

The foregoing Recitals are incorporated as substantive terms and findings in support for the ZONING FOR THE TALLMAN ENCLAVE ANNEXATION as provided herein:

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned C-2 as follows:

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest 1/16 Corner of said Section 25 whence the South 1/16 Corner of said Section 25 bears N89°55'12"E a distance of 1,321.98 feet with all other bearings relative thereto;

Thence N00°04'48"W a distance of 20.00 feet to a point on the northerly Right-of-Way of B 1/4 Road and the southerly line of TALLMAN ANNEXATION, ORDINANCE No. 4797;
Thence N89°55'12"E along the southerly line of said annexation, a distance of 569.58 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;
Thence along the easterly line of the aforementioned TALLMAN ANNEXATION, the following seven (7) courses: N00°12'47"W a distance of 245.65 feet; S89°59'29"W a distance of 435.00 feet; N00°00'31"W a distance of 338.05 feet; N01°05'56"E a distance of 374.68 feet; N59°05'50"W a distance of 31.60 feet; N59°28'33"W a distance of 57.47 feet; N45°07'33"W a distance of 91.00 feet to a point on the easterly line of WESTERN HILLS ANNEXATION No.2, ORDINANCE 2628; Thence N00°01'03"W a distance of 233.00 feet along said easterly line to a point on the southerly line of CENTRAL ORCHARD MESA ANNEXATION, ORDINANCE No. 1481; Thence S89°59'47"E along said southerly line, a distance of 1,306.35 feet to the northwesterly corner of PHIPPS ANNEXATION, ORDINANCE No. 1665; Thence along the westerly line of said annexation, the following four (4) courses: S00°05'30"W a distance of 30.00 feet; S80°54'30"W a distance of 116.70 feet; S21°55'00"W a distance of 96.20 feet; S13°45'00"E a distance of 105.48 feet to the northwesterly corner of WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145; Thence along the easterly line of said annexation, the following five (5) courses: S19°52'07"W a distance of 281.16 feet; S73°14'16"W a distance of 9.14 feet; S28°15'35"W a distance of 627.04 feet; N89°50'38"W a distance of 117.77 feet; S00°01'25"E a distance of 241.47 feet to a point on the northerly Right-of-Way of B 1/4 Road; Thence S89°55'12"W a distance of 91.41 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Excluding the following parcel as described: COMM SW COR NE4SW4 SEC 25 1S 1W N 89DEG55'45SEC E 132.00FT N 00DEG00'30SEC W 20.00FT N 89DEG55'45SEC E 437.56FT N 00DEG01'18SEC W 244.00FT N 89DEG59'59SEC E 91.41FT S 00DEG01'18SEC E 244.00FT S 89DEG55'45SEC W 91.41FT AKA PARCEL TWO TALLMAN BDY LI ADJ DEP NO 3726-06 MESA CO SURV

Said Parcel of land CONTAINING 995,087 Square Feet or 22.84 Acres, more or less.

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned R-8 as follows:

COMM SW COR NE4SW4 SEC 25 1S 1W N 89DEG55'45SEC E 132.00FT N 00DEG00'30SEC W 20.00FT N 89DEG55'45SEC E 437.56FT N 00DEG01'18SEC W 244.00FT N 89DEG59'59SEC E 91.41FT S 00DEG01'18SEC E 244.00FT S 89DEG55'45SEC

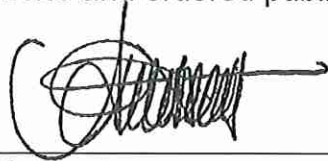
W 91.41FT AKA PARCEL TWO TALLMAN BDY LI ADJ DEP NO 3726-06 MESA CO SURV - 0.51AC

Said Parcel of land CONTAINING 22,216 Square Feet or 0.51 Acres, more or less.

See Exhibit A.

INTRODUCED on first reading this 20th day of September 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of October, 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



Selestina Sandoval
Deputy City Clerk




EXHIBIT A



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5178 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 September 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 4th day of October 2023, at which Ordinance No. 5178 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 6th day of October 2023.


Deputy City Clerk

Published: September 22, 2023
Published: October 6, 2023
Effective: November 5, 2023

