

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5180

**AN ORDINANCE ZONING ADAMS ENCLAVE ANNEXATION
TO C-2 (GENERAL COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2738 B ¼ ROAD

Recitals:

The enclave annexation is referred to as the "Adams 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 Adams Enclave Annexation consisting of 0.23 acres from County RSF-4 (Residential Single Family with a maximum density of 4 dwelling units per acre) to C-2 (General Commercial) finding that both the C-2 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-2 (General 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 ADAMS ENCLAVE ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado

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 Center South One-Sixteenth Corner of said Section 25 whence the Southwest One-Sixteenth Corner of said Section 25 bears S89°55'12"W a distance of 1,321.98 feet with all other bearings relative thereto;

Thence S89°55'12"W a distance of 566.00 feet along the North line of the ADAMS ANNEXATION, ORDINANCE No. 4787, to the Point of Beginning of the ADAMS ENCLAVE ANNEXATION;

Thence S89°55'12"W, continuing along said northerly line, a distance of 74.87 feet;
Thence along the following three (3) courses of *WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145*:

N00°04'48"W a distance of 133.00 feet;

N89°55'12"E a distance of 75.00 feet;

S00°01'25"E a distance of 133.00 feet to the Point of Beginning;


Said Parcel of land CONTAINING 9,967 Square Feet or 0.23 Acres, more or less.

is hereby zoned as follows:

The Adams Enclave Annexation is zoned C-2 (General Commercial).

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 Council

ATTEST:



Selestina Sandoval
Deputy City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5180 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. 5180 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 20, 2023
Published: October 6, 2023
Effective: November 5, 2023

