

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5226**

**AN ORDINANCE REZONING APPROXIMATELY 14.38 ACRES FROM I-2  
(INDUSTRIAL GENERAL) AND P-1 (Public Parks and Open Space) TO MU-2  
(Mixed-Use Light Commercial) ZONE DISTRICT  
LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF THE WINTERS  
AVENUE AND RIVERSIDE PARKWAY INTERSECTION**

Recitals:

The property owner, City of Grand Junction, proposes a rezone from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for 14.38 acres of land with 11.96 acres of the total acreage located at the southwest corner of the intersection of Winters Avenue and Riverside Parkway and including the parcel at 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the East that is bordered by Riverside Parkway on the East and the South, and the parcel abutting 1441 Winters Avenue on the South with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the Northwest corner of the intersection of Winters Avenue and Riverside Parkway. Collectively the "Property." The Property is depicted on the attached drawing labeled as Exhibits 1 and 2, which drawing is incorporated by this reference as if fully set forth.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Mixed-Use and the Plan's goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B is consistent with the vision, intent, goals, and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed-Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(l)(3)(ii) of the Grand Junction Zoning and Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The Recitals are incorporated herein and in consideration of the same the Property is hereby duly and lawfully zoned MU-2 (Mixed-Use Light Commercial)

**Property - Parcel A**

A portion of a parcel of land described at Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section

24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence NOO°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35041'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'3"54" whose chord bears S49°45'48"W a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence NOO°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence NOO°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2 ; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning. Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517. Said parcel being comprised of 521,049 Square Feet or 11.96 Acres, more or less as described.

#### **Property - Parcel B**

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, N89°58'16"E, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence S10°03'53"W, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of 88°45'36" whose chord bears S54°26'41"W, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of 09°00'495" whose chord bears N85°40'155"W, a distance of 129.81 feet; thence S89°48'41"W, a distance of 122,70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence NOO°21'59"W, a distance of 301.11 feet along said West line to the Point of Beginning.

Said parcel being comprised of 105,222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, N89°57'33"E using the Mesa County Local Coordinate System (MCLCS).

**INTRODUCED** on first reading this 3rd day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading the 17th day of July 2024 and ordered published in pamphlet form.



Abe Herman  
President of the City Council

ATTEST:



Selestina Sandoval  
City Clerk



**EXHIBIT 1 - REZONE PARCELA**

Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

Legal Description

A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence N00°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet; thence through a central angle of 08°43'06", whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet; thence through a central angle of 91°33'05", whose chord bears S35°41'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet; thence through a central angle of 79°21'35", whose chord bears S49°45'48"W, a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence N00°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 263.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence N00°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning.

Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517.

Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Authorized by:  
Renée B. Parent, CO LS #38266  
City Surveyor, City of Grand Junction



Renée B. Parent, CO PLS #38266  
244 N. 7th St. Grand Junction, CO. 81501  
(970) 256-4003

**Engineering & Transportation Department**

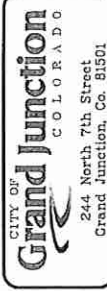
Sheet 1 of 4

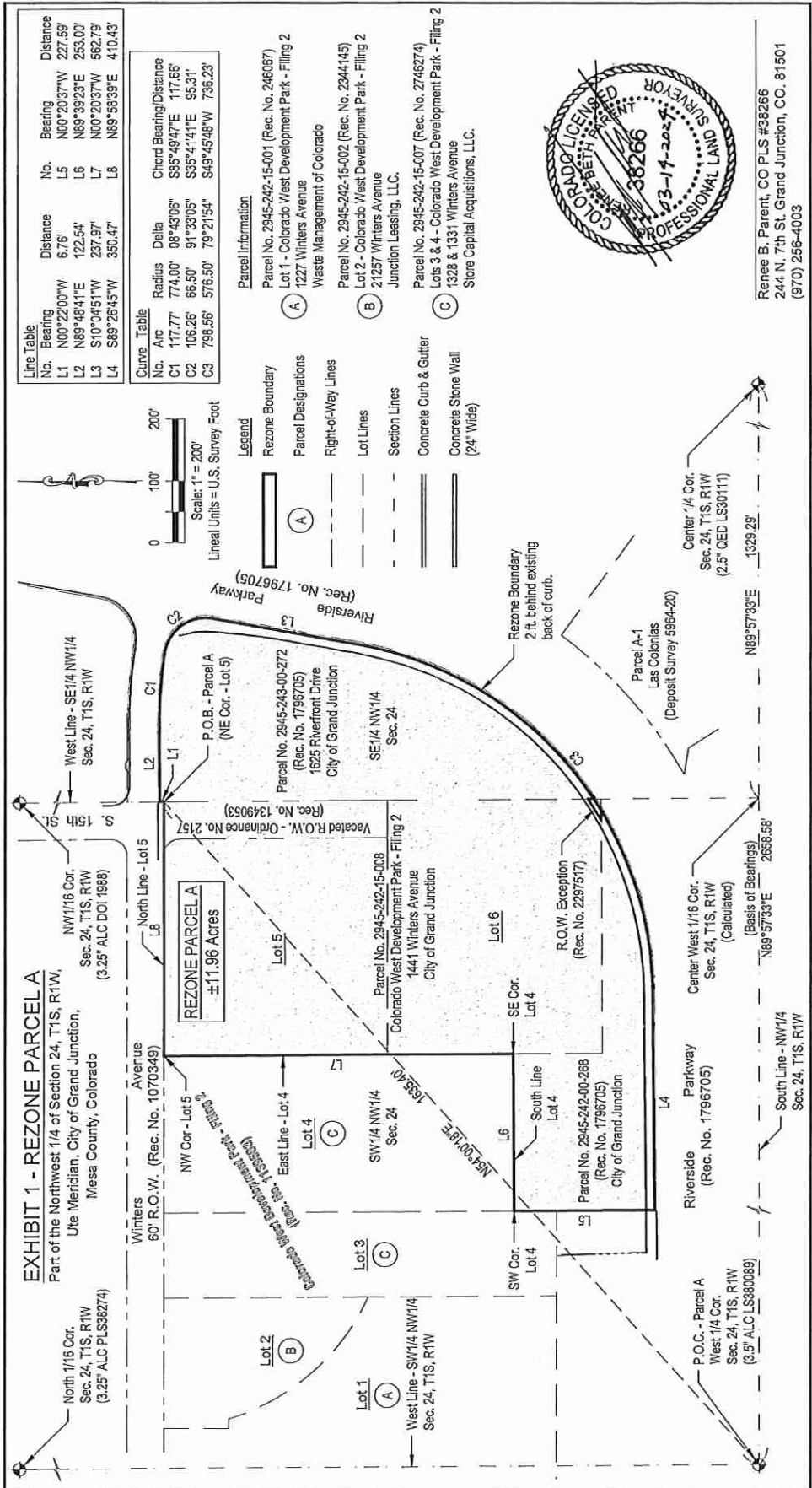
The descriptions shown herein have been derived from subdivision plats, deposit surveys, & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW  
Date: 03/14/24  
Reviewed By: BBP  
Approved By: BBP

ABBREVIATIONS	Rec. No.	Reception Number	Cor.	Corner
R.O.W.	Right-of-Way		AC.	Acres
P.O.B.	Point of Beginning		T	Township
P.O.C.	Point of Commencement		R	Range

Exhibit 1 - Rezone Parcel A  
Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado





Renee B. Parent, CO PLS #38266  
244 N. 7th St. Grand Junction, CO. 81501  
(970) 256-4003

**Engineering & Transportation Department**

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Exhibit 1 - Rezone Parcel A  
Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

**ABBREVIATIONS**

Abbreviation	Meaning
NCW	North Corner
03/14/24	Date
RBP	Reviewed By
RBP	Approved By
Cor.	Corner
AC.	Acres
T	Township
R	Range
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement

The descriptions shown herein has been derived from subdivision  
plats, deposit surveys & deed descriptions as recorded in the office  
of the Mesa County Clerk & Recorder & monuments as shown.  
This sketch does not constitute a legal boundary survey, & is not  
intended for use of establishing or verifying property boundary lines.

**EXHIBIT 2 - REZONE PARCEL B**

Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

Legal Description

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, N89°58'16"E, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence S10°03'53"W, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of 88°45'36" whose chord bears S54°26'41"W, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of 09°00'495" whose chord bears N85°40'155"W, a distance of 129.81 feet; thence S89°48'41"W, a distance of 122.70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N00°21'59"W, a distance of 301.11 feet along said West line to the Point of Beginning.

Said Rezone containing 105.222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, N89°57'33"E using the Mesa County Local Coordinate System (MCLCS).

Authored by:

Renee B. Parent, CO LS #38266  
City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266  
244 N. 7th St. Grand Junction, CO. 81501  
(970) 256-4003

**Engineering & Transportation Department**

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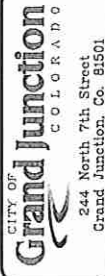
The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW  
Date: 02/14/24  
Reviewed By: RBP  
Approved By: RBP

ABBREVIATIONS  
Rec. No. Reception Number  
R.O.W. Right-of-Way  
P.O.B. Point of Beginning  
P.O.C. Point of Commencement

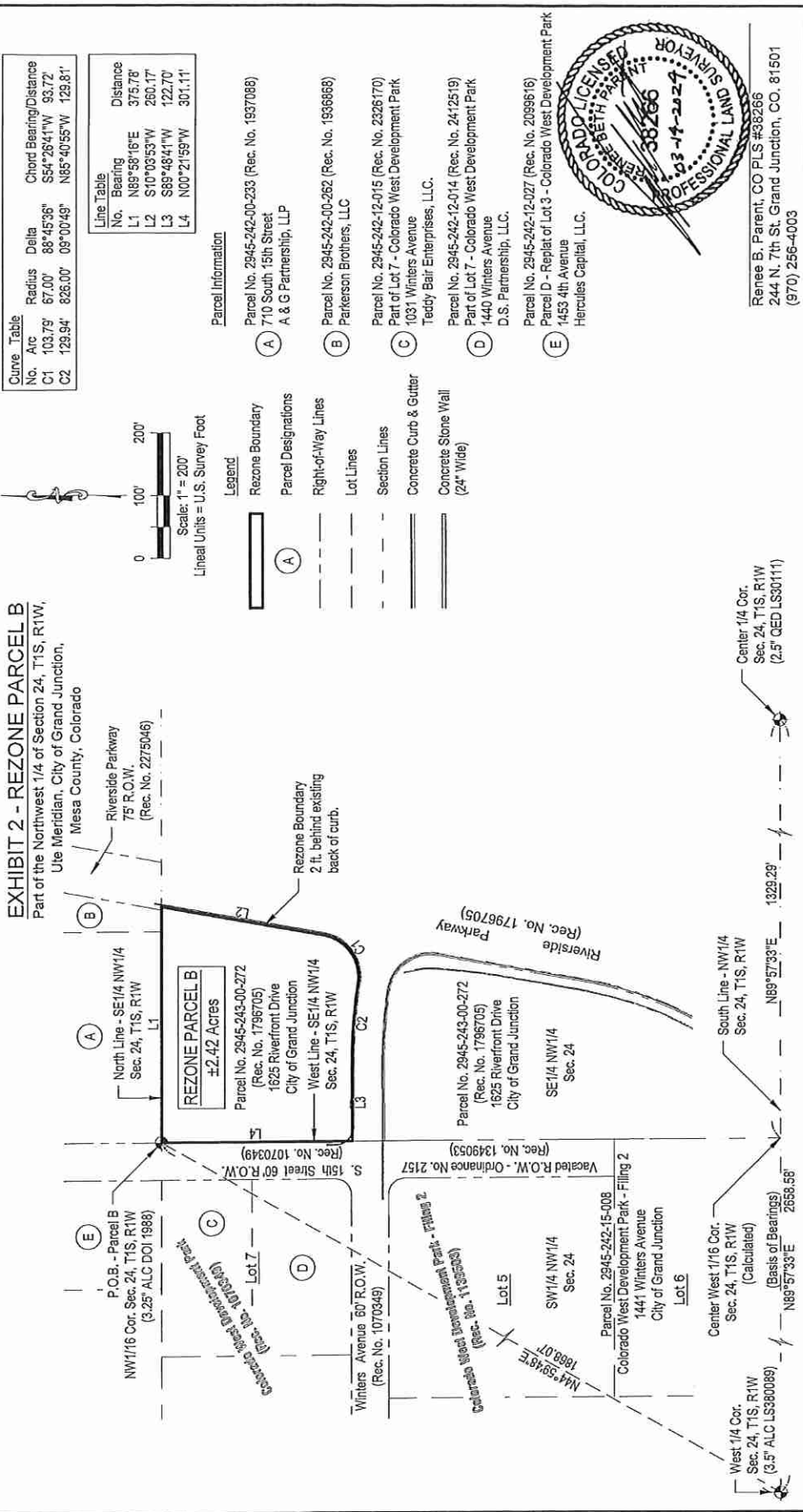
Cor.	Corner
AC.	Acres
T	Township
R	Range

Exhibit 2 - Rezone Parcel B  
Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado



**EXHIBIT 2 - REZONE PARCEL B**

Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado



**Engineering & Transportation Department**

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Exhibit 2 - Rezone Parcel B  
Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

Center 1/4 Cor.  
Sec. 24, T1S, R1W  
(2.5' OED LS30111)

West 1/4 Cor.  
Sec. 24, T1S, R1W  
(3.5' ALC LS380089)

Center West 1/16 Cor.  
Sec. 24, T1S, R1W  
(Calculated)  
(Basis of Bearings)  
N89°57'33"E 2658.68'

South Line - NW 1/4  
Sec. 24, T1S, R1W

N89°57'33"E 1329.28'

Riverside Parkway  
(Rec. No. 1796705)

Parcel No. 2945-243-00-272  
(Rec. No. 1796705)  
1625 Riverfront Drive  
City of Grand Junction

SE 1/4 NW 1/4  
Sec. 24

Parcel No. 2945-242-15-008  
Colorado West Development Park - Filling 2  
1441 Winters Avenue  
City of Grand Junction

Lot 5  
SW 1/4 NW 1/4  
Sec. 24

Lot 6

Winters Avenue 60' R.O.W.  
(Rec. No. 1070349)

15th Street 60' R.O.W.  
(Rec. No. 1070349)

North Line - SE 1/4 NW 1/4  
Sec. 24, T1S, R1W

Riverside Parkway  
75' R.O.W.  
(Rec. No. 2275046)

REZONE PARCEL B  
±2.42 Acres

Parcel No. 2945-243-00-272  
(Rec. No. 1796705)  
1625 Riverfront Drive  
City of Grand Junction  
West Line - SE 1/4 NW 1/4  
Sec. 24, T1S, R1W

Parcel No. 2945-242-00-233 (Rec. No. 1937088)  
Parcel No. 2945-242-00-262 (Rec. No. 1938668)  
Parcel No. 2945-242-12-015 (Rec. No. 2326170)  
Parcel No. 2945-242-12-014 (Rec. No. 2412519)  
Parcel No. 2945-242-12-027 (Rec. No. 2099816)

Colorado West Development Park - Filling 2  
(Rec. No. 1135003)

Lot 7

Point of Beginning - Parcel B  
(3.25' ALC DOI 1988)

Point of Commencement - Parcel B  
(3.25' ALC DOI 1988)

Professional Land Surveyor  
Catherine Beth Parker  
No. 38766  
2023-11-20-24

Renee B. Parent, CO PLS #36266  
244 N. 7th St. Grand Junction, CO. 81501  
(970) 256-4003

CITY OF  
**Grand Junction**  
COLORADO  
244 North 7th Street  
Grand Junction, Co. 81501

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5226 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3<sup>rd</sup> day of July 2024 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 17<sup>th</sup> day of July 2024, at which Ordinance No. 5226 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 19<sup>th</sup> day of July 2024.

  
Deputy City Clerk

Published: July 5, 2024  
Published: July 24, 2024  
Effective: August 23, 2024

