

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4054

**AN ORDINANCE ZONING THE CIMARRON MESA ENCLAVE NO. 4 ANNEXATION
TO
C-1**

LOCATED AT 272 LINDEN AVENUE; 2677 AND 2685 S HIGHWAY 50

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Cimarron Mesa Enclave No. 4 Annexation to the C-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned C-1 (Light Commercial).

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NE 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3 of Southgate Commons, as same is recorded in Plat Book 12, Page 256, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N64°45'50"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N64°45'50"W along said North line a distance of 926.87 feet to the Southwest corner of Lot 1 of said Southgate Commons, Said Southwest corner also being a point on the East line of Linden Avenue, Said North line also being the North line of the Southgate Annexation, City of Grand Junction, Ordinance No. 2132; thence S89°55'24"W a distance of 25.00 feet to a point on the West line of the SE 1/4 NE 1/4 of said Section 26; thence N00°04'07"W along said West line a distance of 342.34 feet to a point on the South line of U.S. Highway 50, said West line also being the East line of the Carville Annexation, City of Grand Junction, Ordinance No. 3552; thence S64°45'47"E along the South line of U.S. Highway 50 a distance of 955.71 feet to the Northeast corner of that

certain parcel of land as described in Book 2062, Page 123, Public Records of Mesa County, Colorado, said South line also being a line on the Central Orchard Mesa Annexation, City of Grand Junction, Ordinance No. 1481; thence S00°06'56"W along the West line of Coon Hill II Subdivision, as same is recorded in Plat Book 19, Page 318, Public Records of Mesa County, Colorado, a distance of 329.99 feet, more or less, to the Point of Beginning.

Said parcel contains 6.55 acres (285,527 square feet), more or less, as described.

INTRODUCED on first reading the 7th day of March, 2007 and ordered published.

ADOPTED on second reading the 21st day of March, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk