

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5237**

**AN ORDINANCE ZONING THE GUTIERREZ ANNEXATION  
TO RM-8 (RESIDENTIAL MEDIUM - 8) ZONE DISTRICT**

**LOCATED ON AN UNADDRESSED PROPERTY THAT LIES BETWEEN AND ABUTS  
3070 I-70 BUSINESS LOOP ON THE EAST AND 3064 FRONTAGE ROAD ON THE  
WEST AND LIES SOUTH OF E ¼ ROAD AND NORTH OF I-70 BUSINESS FRONTAGE  
ROAD**

Recitals:

The property owner has petitioned to annex their 6.43 acres into the City limits. The annexation is referred to as the "Gutierrez Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Gutierrez Annexation consisting of 6.43 acres from County B-2(Concentrated Business) to RM-8 (Residential Medium - 8) finding that both the RM-8 zone district conforms with the designation of Residential Medium 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 RM-8 (Residential Medium - 8) zone district, is in conformance with Section 21.02.050(I)(3)(ii) 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 GUTIERREZ ANNEXATION**

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned RM-8 as follows:

**GUTIERREZ ANNEXATION  
Perimeter Boundary Legal Description  
EXHIBIT A**

**Gutierrez Annexation Legal Description**

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels

described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'50"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

**INTRODUCED** on first reading this 18<sup>th</sup> day of September, 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 16<sup>th</sup> day of October, 2024 and ordered published in pamphlet form.



Abram Herman  
President of the Council

ATTEST:



Selestina Sandoval  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5237 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of September 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 16<sup>th</sup> day of October 2024, at which Ordinance No. 5237 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 17th day of October 2024.

  
Deputy City Clerk

Published: September 20, 2024  
Published: October 19, 2024  
Effective: November 18, 2024

