

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5265

AN ORDINANCE ZONING WENDI GECHTER IRA ANNEXATION TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT

**LOCATED AT 377 28 ROAD
APPROXIMATELY 5.58 ACRES**

Recitals:

The property owner has petitioned to annex their 5.58 acres into the City limits. The annexation is referred to as the "Wendi Gechter IRA Annexation".

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Wendi Gechter IRA Annexation consisting of 5.58 acres from County I-2 (General Industrial District) to I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial 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 notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m) 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 WENDI GECHTER IRA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned I-1 as follows:

**WENDI GECHTER IRA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Wendi Gechter IRA Annexation Legal Description

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East,

Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and said south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.

INTRODUCED on first reading this 21st day of May, 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of June, 2025 and ordered published in pamphlet form.


Cody Kennedy
President of the Council

ATTEST:


Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5265 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st of May 2025, 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 day of the 18th of June 2025, at which Ordinance No. 5265 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 25th day of June 2025.


Deputy City Clerk

Published: May 24, 2025
Published: June 21, 2025
Effective: July 21, 2025



State of Colorado)
)§
County of Mesa)

**Surveyor's
Affidavit of Correction**

On this 22nd day of July, 2025, I, Alexandre B. Lheritier, having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say, as provided in CRS 38-51-111 as follows:

That I am a Licensed Professional Land Surveyor of the State of Colorado and prepared the annexation map and description for the Wendi Gechter IRA Annexation, an annexation to the City of Grand Junction of a tract of land situated in Section 24, Township 1 South, Range 1 West, and Section 19, Township 1 South, Range 1 East, of the Ute Meridian. The said Wendi Gechter IRA Annexation having been recorded at Reception Number 3130275 of the Mesa County Records.

Affiant further states: One course is incorrectly shown in the legal description (in two places) and on the face of said exhibit map (in one place). The incorrect bearing of S89°46'28"W is in the legal description on the last line of Page 1, in the 8th line of the second paragraph of the legal description on Page 3, and on the exhibit plat near the northeast corner of the annexed land on Page 3.

Said incorrect bearing is hereby corrected to read N89°46'28"E in both places in the legal descriptions and on the face of the exhibit map. This correction meets the requirements of CRS 38-51-111(2)(a).

Affiant further states that the aforementioned Wendi Gechter IRA Annexation is hereby corrected to conform to the above described descriptions in the same manner as if said descriptions had been re-recorded with the proper notations contained hereon.



Licensed Professional Land Surveyor
Colorado Registration Number 38464