

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4214**

**AN ORDINANCE ZONING THE THREEP DEVELOPMENT ANNEXATION TO  
B-1 (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 519 30 ROAD**

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 ThreeP Development Annexation to the B-1 (Neighborhood Business) 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 B-1 (Neighborhood Business) 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 B-1 (Neighborhood Business).

**THREEP DEVELOPMENT ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 8 and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of said Section 9 and assuming the East line of the SE 1/4 SE 1/4 of said Section 8 to bear S00°07'39"E with all bearings contained herein relative thereto; thence S00°07'39"E a distance of 279.86 feet along East line of the SE 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence S89°55'38"E a distance of 32.00 feet to a point on the Westerly line of Rold Annexation, Ordinance No. 3538, City of Grand Junction; thence S00°07'39"E a distance of 195.95 feet along the Westerly line of said Rold Annexation; thence S89°52'21"W a distance of 32.00 feet along the Northerly line of said Rold Annexation to a point on the East line of the SE 1/4

SE 1/4 of said Section 8; thence S00°07'40"E a distance of 3.94 feet along the East line of the SE 1/4 SE 1/4 of said Section 8, said line also being the Westerly line of said Rold Annexation; thence N89°56'13"W a distance of 330.57 feet along the Northerly line of D M South Annexation No. 2, Ordinance No. 3456, City of Grand Junction, to a point on the East line of Lot 11 of Ford Subdivision, as same is recorded in Plat Book 7, Page 50, public records of Mesa County, Colorado; thence N00°06'38"W a distance of 200.00 feet along the East line of said Ford Subdivision; thence S89°55'38"E a distance of 330.51 feet to a point on the East line of the SE 1/4 SE 1/4 of said Section 8, said point also being the Point of Beginning.

Said parcel contains 1.66acres (72,380.02 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the 31<sup>st</sup> day of March, 2008 and ordered published.

**ADOPTED** on second reading the 14<sup>th</sup> day of April, 2008.

ATTEST:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk