

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4739**

**AN ORDINANCE ZONING PROPERTIES AT 1313 AND 1321 WELLINGTON AVENUE TO RO (RESIDENTIAL OFFICE)**

**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 proposed Bacon Campus Facility located at 1313 and 1321 Wellington Avenue to the RO (Residential Office) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Business Park Mixed Use, the goals and policies of the Comprehensive Plan, 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 RO (Residential Office) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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 FOLLOWING PROPERTY SHALL BE ZONED RO (RESIDENTIAL OFFICE):

PARCEL 1: DEED RECORDED AT RECEPTION NUMBER 2739270 -1313 Wellington BEGINNING AT A POINT 425.9 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION; THENCE EAST 104.1 FEET; THENCE SOUTH 350 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF THE GRAND VALLEY CANAL; THENCE N88°54' WEST ALONG SAID CANAL 104.1 FEET; THENCE NORTH 348 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2: DEED RECORDED AT RECEPTION NUMBER 2734216 – 1321 Wellington BEGINNING AT A POINT 40 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE WEST 100 FEET; THENCE SOUTH 350 FEET TO THE GRAND VALLEY IRRIGATION CANAL; THENCE EASTERLY ALONG SAID CANAL TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this 1<sup>st</sup> day of March, 2017 and ordered published in pamphlet form.

Adopted on second reading this 15<sup>th</sup> day of March, 2017 and ordered published in pamphlet form.

ATTEST:

Stephanie Tain  
City Clerk

Sam Ellis Morris  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4739 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1<sup>st</sup> day of March, 2017 and that 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 15<sup>th</sup> day of March, 2017, at which Ordinance No. 4739 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 22 day of March, 2017.

  
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Stephanie Tuin, MMC  
City Clerk

Published: March 3, 2017  
Published: March, 17, 2017  
Effective: April 16, 2017

