

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4798

**AN ORDINANCE ZONING THE TALLMAN ANNEXATION
R-8 (RESIDENTIAL WITH A MAXIMUM DENSITY OF 8 UNITS PER ACRE)
AND C-2 (HEAVY COMMERCIAL)**

LOCATED AT 2734 B ¼ ROAD AND 2723 HIGHWAY 50

Recitals

The Applicant is requesting zoning of R-8 (Residential with a maximum density of 8 units per acre) for 1.41 acres located at 2734 B ¼ Road and C-2 (Heavy Commercial) for 3.79 acres of the property located at 2723 Highway 50 currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The 2734 B ¼ Road property is currently being used as residential with five residential buildings containing six dwelling units. The 2723 Highway 50 property has a residential duplex (2 units) at the north end with a commercial RV outdoor storage yard on the south end. The middle portion of the lot is vacant. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Tallman Annexation to the R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts, finding that it conforms with the designation of Residential Medium and Commercial respectively, as shown on the Future Land Use Map of the Comprehensive Plan; and is in conformance 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 R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 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 R-8 (Residential with a maximum density of 8 units per acre):

A parcel of ground situated in the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian being described as follows:

Commencing at the SW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto; thence along the South line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range

1 West of the Ute Meridian, N89°55'45"E 132.00 feet;

thence N00°00'30"W 20.00 feet to the North right-of-way line for B1/4 Road and the Point of Beginning;

thence N00°00'30"W 128.20 feet;

thence N89°59'30"E 80.30 feet;

thence N00°04'15"W 15.28 feet;

thence N89°59'30"E 357.25 feet;

thence S00°01'18"E 143.00 feet to the North right-of-way line for B1/4 Road;

thence along the North line of B1/4 Road S89°55'45"W 437.56 feet to the point of beginning, containing 1.41 acres as described.

Mesa County, Colorado

See Exhibit A.

The following property be zoned C-2 (Heavy Commercial):

A parcel of ground situated in the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, being described as follows:

Commencing at the NW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto;

thence along the West line of the NE1/4 SW1/4 of said Section 25, S00°00'30"E

233.00 feet to the Point of Beginning also being on the South right-of-way line of that tract of land conveyed to The Department of Highways, State of Colorado described at Reception

#694676;

thence along said right-of-way line the following three (3) courses:

(1) S45°07'00"E 91.00 feet; (2) S59°28'00"E 57.47 feet;

(3) S59°04'51"E 31.59 feet to the NW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the West line of Orchard Mesa Commercial Park (Reception

#1149093), S01°06'24"W 374.68 feet; thence continuing along the West line of Orchard Mesa Commercial Park (Reception #1149093), S00°00'01"E 338.05 feet to the SW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the South line of Orchard Mesa Commercial Park (Reception #1149093), N89°59'59"E 435.00 feet to the SE corner of Orchard Mesa Commercial Park

(Reception

#1149093);

thence S00°10'23"E 1.68 feet;
thence N89°55'45"E 0.77 feet;
thence S00°01'18"E 101.00 feet
thence S89°59'30"W 357.25 feet;
thence S00°04'15"E 15.28 feet;
thence S89°59'30"W 80.30 feet;
thence N00°00'30"W 1.53 feet;
thence N89°56'05"W 132.00 feet to the West line of the NE1/4 SW1/4 of said Section 25; thence along the West line of the NE1/4 SW1/4 of Section 25, N00°00'30"W 938.65 feet to the point of beginning, containing 3.79 acres as described.

Mesa County, Colorado
See Exhibit A.

INTRODUCED on first reading this 2nd day of May, 2018 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of May, 2018 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4798 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of May 2018 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 16th day of May 2018, at which Ordinance No. 4798 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 16th day of May 2018.



City Clerk

Published: May 4, 2018
Published: May 18, 2018
Effective: June 17, 2018

