

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4806

**AN ORDINANCE ZONING THE KOA ANNEXATION
C-1 (LIGHT COMMERCIAL)**

LOCATED AT 2819 Highway 50

Recitals

The Applicant, Two Rivers RV Park, LLC, is requesting zoning of the property associated with the 9.636-acre KOA Annexation. The request is to zone the property located at 2819 Highway 50 as C-1 (Light Commercial). The property is currently used as a commercial campground (KOA) which is an allowed use within the City's C-1 (Light Commercial) zone district. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map.

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 KOA Annexation to the C-1 (Light Commercial) zone district, finding that it conforms with the designation of Commercial 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 C-1 (Light Commercial) 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.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned C-1 (Light Commercial):

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00°33'20" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 964.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2,

City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11,575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S 64°43'03" E, with a long chord length of 560.13 feet, thru a central angle of 02°46'22", an arc length of 560.18 feet; thence S 00°00'00" E, a distance of 463.73 feet; thence N 90°00'00" W, a distance of 18.04 feet; thence S 00°00'00" E, a distance of 261.00 feet, more or less, to a point on the South lie of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89°57'55" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

CONTAINING 419,753 Square Feet or 9.636 Acres, more or less, as described.

Mesa County, Colorado
See Exhibit A.

INTRODUCED on first reading this 6th day of June, 2018 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of June, 2018 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4806 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of June 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 18th day of June 2018, at which Ordinance No. 4806 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 18th day of June 2018.



City Clerk

Published: June 8, 2018
Published: June 20, 2018
Effective: July 20, 2018