

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2777

Ordinance Zoning the Holland Enclave Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Holland Enclave Annexation and requires a City zoning designation be applied to the property. The property was zoned Commercial in the County. Surrounding City zoning is Light Commercial (C-1), Public Zone (PZ) and Light Industrial (I-1).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to Light Commercial (C-1).

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The attached described property is zoned Light Commercial (C-1).

Introduced on first reading this 21st day of September, 1994.

PASSED and ADOPTED on second reading this 5th day of October, 1994.

/s/ R.T. Mantlo
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

HOLLAND ENCLAVE ANNEX:

A tract of land being a part of the East 260.0 feet of the West One-Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point from whence the Southwest Corner of said Section 15 bears

S 41°40' W a distance of 1707.40 feet;

thence N 66°45' W a distance of 80.26 feet;

thence N 11°40' E a distance of 207.20 feet;

thence N 78°35' W a distance of 42.75 feet to the West Line of the East 260.0 feet of said $W\frac{1}{2} SW\frac{1}{4}$;

thence North along said West Line a distance of 1090.0 feet to a point which is 10.0 feet South of the North Line of the $SW\frac{1}{4}$ of said Section 15;

thence N 89°56'21" E a distance of 260.0 feet to the East Line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 15;

thence South along said East Line a distance of 1239.88 feet to a point on the Northerly Right-of-Way for State Highway No. 340 as described in Book 985 at Page 829 in the office of the Mesa County Clerk and Recorder;

thence along the Northerly Right-of-Way for State Highway No. 340 the following three (3) courses and distances:

1. S 62°05'30" W a distance of 19.80 feet;

2. S 69°13'00" W a distance of 150.0 feet;

3. S 42°39'00" W a distance of 42.10 feet to the Point of Beginning.