

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2817

Ordinance Zoning the Blue Heron Enclave Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Blue heron Enclave Annexation and require a City zoning designation be applied to the properties.

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 following zones of annexation.

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 following described properties be zoned as follows:

ZONED C-2: 2945-092-11-001 - Lot 1 Blue Heron Industrial Park Filing No. 2 Sec 9 1S 1W;

ZONED I-1: 2945-094-00-141 - Beg NW cor Lot 9 Riverside Sub Sec 9 1S 1W S 56°30'02" E 165.63ft S 33°29'58" W 130ft S 24°14'59" W 161.75ft N 0°00'39" E 347.3ft to beg; 2945-094-00-111 - Beg N 84°01'46" E 450.22ft fr center of Sec 9 1S 1W S702.88ft to N bank Colorado River N 83°58' E 11.95ft S 85°42' E 193ft S 83°34' E 136ft S 78°16' E 181 ft S 65°43' E 188ft S 62°58' E 122ft S 76°07'20" E 81.59ft N 0°00'06" W 350ft N 56°34' W 1048.40ft to beg;

ZONED I-2: 2945-092-11-002 - Lot 2 Blue Heron Industrial Park Filing No. 2 Sec 9 1S 1W; 2945-092-11-003 - Lot 3 Blue Heron Industrial Park Filing No. 2 Sec 9 1S 1W; 2945-092-08-001 - Lot 1 Blue Heron Industrial Park Sec 9 1S 1W; 2945-092-08-002 - Lot 2 Blue Heron Industrial Park Sec 9 1S 1W; 2945-092-00-130 - Beg N 0°08'51" W 310.18ft S 63°53'59" E 20.37 ft from W4 cor Sec 9 1S 1W N 26°06'01" E 330ft S 63°53'59" E 132 ft S 26°06'01" W 330ft N 63°53'59" W 132ft to beg; 2945-092-00-128 - Beg N 89°59'36" E 1313.08ft N 0°02'41" W 326.96ft from W4 cor Sec 9 1S 1W N 81°45' W 202.12ft S 0°02'47" E

387.18ft S 89°57'13" W 42.4ft N 0°02'47" W 431.12ft N 89°57'19" E 242.41ft S 0°02'41" E 73.10ft to beg; 2945-092-00-155 - Beg S 89°59'37" W 656.53ft from center Sec 9 1S 1W S 0°02'26" E 988.92ft to N bank Colorado River S 66°55'45" W 370.63ft S 68°09' W 150ft S 73°38'44" W 183.61ft N 0°02'50" W 468.59ft W 200ft N 0°02'47" W 1129.01ft S 81°45' E 202.12ft N 0°02'41" W 883.26ft S 56°34' E 787.40ft S 0°02'20" E 776.33ft to beg exc beg S 89°59'37" W 656.53 ft from center SD Sec 9 N 0°02'20" W 776.33ft N 56°34' W 35.96 ft S 0°02'20" E 477.68ft S 89°59'31" W 517.58ft and also exc all that pt lyg S of a line desc beg S 89°59'37" W 656.53ft and S 0°02'26" E 878.28ft from center S; 2945-092-00-099 - Beg S 89°59'37" W 656.53ft from center Sec 9 1S 1W N 0°02'20" W 776.33ft to sly ROW Co Rd N 56°34' W 35.96ft S 0°02'20" E 477.68ft S 89°59'31" W 517.58ft S 0°00'29" E 569.67ft N 89°59'31" E 311.56ft S 0°00'29" E 75ft N 89°59'31" E 236.38ft N 0°02'26" W 326.2ft to beg; 2945-093-00-156 - Beg S 89°59'37" W 656.53ft from center Sec 9 1S 1W S 0°02'26" E 988.92ft to N bank Colorado River N 60°53' E 290ft N 70°35' E 247ft N 74°19'21" E 175.45ft N 78°41' E 160ft N 83°58' E 293.05ft N 702.98ft to S ROW Li Co Rd N 56°34' W 1323.91ft S 0°02'20" E 776.33ft to beg exc beg N 89°56'19" W 656.53ft & S 0°02'26" E 858.89ft from C4 cor SD Sec 9 N 64°27'07" E 233.11ft N 70°35' E 247ft N 85°30'57" E 198.65ft N 25°10'25" E 33.42ft N 73°30'17" E 145.59ft N 81°38'41" E 311.83ft S 0°00'20" W 101.04ft to N bank of Colorado River along sd river 5 courses to beg;

Zoned PZ: 2945-093-00-949 - All that pt lyg S of a line desc beg S 89°59'37" W 656.53ft & S 0°02'26" E 878.28ft fr center Sec 9 1S 1W S 66°55'45" W 370.63ft S 68°09' W 150ft S 73°38'44" W 183.61ft to pt of termination; 2945-093-00-941 - Beg N 89°56'19" W 656.53ft & S 0°02'26" E 858.89ft fr C4 cor Sec 9 1S 1W N 64°27'07" E 233.11ft N 70°35' E 247ft N 85°30'57" E 198.65ft N 25°10'25" E 33.42ft N 73°30'17" E 145.59ft N 81°38'41" E 311.83ft S 0°00'20" W 101.04ft to N bank of Colorado River alg sd river foll 5 courses S 81°38'41" W 294.55ft S 78°41' W 160ft S 74°19'21" W 174.45ft S 70°35' W 247ft S 64°27'07" W 280.83ft N 0°02'26" W 110.80ft to POB.

Introduced on first reading this 15th day of February, 1995.

PASSED and ADOPTED on second reading this 1st day of March, 1995.

/s/ R.T. Mantlo
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk