

COLORADO

CITY OF GRAND JUNCTION,

**ORDINANCE No. 2894**

**Ordinance Zoning the B 1/2 Road Enclave Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the B 1/2 Road 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 zone 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 Highway Oriented (H.O.):

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 25, thence N 00°08'56" E along the West line of said Section 25 a distance of 621.09 feet to a point on the Southerly right-of-way line of U.S. Highway 50; thence along the Southerly right-of-way line of said U.S. Highway 50 the following 5 courses:

- 1) S 64°53'00" E a distance of 605.05 feet;
- 2) S 35°42'30" E a distance of 184.60 feet;
- 3) S 64°53'00" E a distance of 337.10 feet;
- 4) S 60°42'30" E a distance of 127.80 feet;

5) S 45°06'30" E a distance of 16.40 feet to a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said

Section 25; thence N 89°51'04" W along the South line of said SW 1/4 NW 1/4 a distance of 1085.50 feet to the point of beginning.

Introduced on first reading this 7th day of February, 1996.

PASSED and ADOPTED on second reading this 21st day of February, 1996.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk

(brezone.ord)