

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2904

Ordinance Zoning the Eastern Commercial/Fruitwood Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as part of the Eastern Commercial/Fruitwood 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:

The following tract of land shall be zoned Planned Airport Development (PAD):

A tract of land situated in Sections 29, 30, 32, and 33, Township 1 North, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 30; thence S 44°33'45" E a distance of 1852.7 feet to a point, said point being 20.0 feet West of the Southeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 30; thence South a distance of 19.0 feet to a point; thence East a distance of 20.0 feet to a point on the East line of the SW $\frac{1}{4}$ of said Section 30; thence East, parallel with the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1321 feet to a point, said point being 1.0 feet East and 19.0 feet South of the Northwest Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30; thence South, parallel with the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30 a distance of 1280

feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the NE¹/₄ SE¹/₄ of said Section 30; thence East, parallel with the South line of the NE¹/₄ SE¹/₄ of said Section 30 a distance of 1340 feet to a point, said point being 21.0 feet North and 21.0 feet East of the Southwest Corner of the NW¹/₄ SW¹/₄ of said Section 29; thence South a distance of 20.0 feet to a point; thence East, parallel with the South line of the NW¹/₄ SW¹/₄ of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet North and 1.0 feet East of the Southwest Corner of the NE¹/₄ SW¹/₄ of said Section 29; thence South, parallel with the West line of the SE¹/₄ SW¹/₄ of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet North and 1.0 feet East of the Southwest Corner of the SE¹/₄ SW¹/₄ of said Section 29; thence East a distance of 20.0 feet to a point; thence South, parallel with the West lines of the NE¹/₄ NW¹/₄ and the SE¹/₄ NW¹/₄ of said Section 32 a distance of 2660 feet to a point, said point being 1.0 feet North and 21.0 feet East of the Southwest Corner of the SE¹/₄ NW¹/₄ of said Section 32; thence East, parallel with the North lines of the NE¹/₄ SW¹/₄ and the NW¹/₄ SE¹/₄ a distance of 2600 feet to a point, said point being 1.0 feet North and 19.0 feet West of the Northeast Corner of the NW¹/₄ SE¹/₄ of said Section 32; thence South, parallel with the East line of the NW¹/₄ SE¹/₄ of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet South and 19.0 feet West of the Northeast Corner of the SW¹/₄ SE¹/₄ of said Section 32; thence East, parallel with the North line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet South and 19.0 feet West of the Northeast Corner of the SE¹/₄ SE¹/₄ of said Section 32; thence South, parallel with the East line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 639.60 feet to a point on the North right-of-way line of Interstate Highway No. 70; thence along said North right-of-way line S 78°06'09" E a distance of 20.53 feet; thence leaving said North right-of-way line, North along the East line of SE¹/₄ SE¹/₄ of said Section 32 a distance of 662.07 feet to the Northeast Corner of the SE¹/₄ SE¹/₄ of said Section 32; thence West along the North line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SE¹/₄ SE¹/₄ of said Section 32; thence North along the East line of the NW¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to the Northeast Corner of the NW¹/₄ SE¹/₄ of said Section 32; thence North along the East line of the SW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northeast Corner of the SW¹/₄ NE¹/₄ of said Section 32; thence West along the North line of the SW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SW¹/₄ NE¹/₄ of said Section 32; thence North along the West line of the NW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the NW¹/₄ NE¹/₄ of said

Section 32; thence North along the East line of the SW¹/₄ of said Section 29 a distance of 2640 feet to the Northeast Corner of the SW¹/₄ of said Section 29; thence West along the North line of the SW¹/₄ of said Section 29 a distance of 2640 feet to the Northwest Corner of the SW¹/₄ of said Section 29; thence West along the North line of the SE¹/₄ of said Section 30 a distance of 2640 feet to the Northwest Corner of the SE¹/₄ of said Section 29; thence North along the East line of the SE¹/₄ NW¹/₄ of said Section 30 a distance of 1320 feet to the Northeast Corner of the SE¹/₄ NW¹/₄ of said Section 30; thence West along the North line of the SE¹/₄ NW¹/₄ of said Section 30 a distance of 1320 feet to the Point of Beginning,

The following tract of land shall be zoned Planned Mobile Home (PMH):

A tract of land situated in the Southwest 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SW 1/4 SW 1/4 of said Section 8; thence West along the South line of said Section 8 a distance of 350.00 feet to a point; thence crossing the North 1/2 of North Avenue and along the West right-of-way line for Morning Glory Lane North a distance of 260.00 feet to the True Point of Beginning of the parcel of land described herein; thence continuing North along the West right-of-way for Morning Glory Lane a distance of 380.28 feet to the intersection of said right-of-way with the South right-of-way for Bunting Avenue; thence West along the South right-of-way for Bunting Avenue a distance of 591.0 feet to a point; thence leaving said right-of-way, South a distance of 289.40 feet to a point; thence West a distance of 187.55 feet to a point; thence South a distance of 19.71 feet to a point; thence West a distance of 138.0 feet to a point on the East right-of-way for 29 Road; thence South along the East right-of-way for 29 Road a distance of 20.0 feet to a point; thence leaving said right-of-way, East a distance of 352.0 feet to a point; thence South a distance of 270.0 feet to a point on the North right-of-way line for North Avenue; thence along the North right-of-way line for said North Avenue East a distance of 171.00 feet to a point; thence North 160.00 feet to a point; thence East a distance of 130.00 feet to a point; thence North a distance of 110.00 feet to a point; thence East 290.00 feet to a point on West right-of-way line for said Morning Glory Lane; thence South along said West right-of-way line a distance of 50.00 feet to the point of beginning.

The following tract of land shall be zoned Residential Single

Family with a maximum of 8 units per acre (RSF-8):

A tract of land situated in the Southwest 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8; thence North along the West line of said SE 1/4 SW 1/4 a distance of 350.00 feet to a point; thence East a distance of 25.00 feet to a point on the East right-of-way line for 29 1/4 Road and True Point of Beginning of the parcel described herein; thence East a distance of 305.00 feet to a point; thence North a distance of 310.0 feet to a point; thence West a distance of 165.0 feet to a point; thence South a distance of 200.0 feet to a point; thence West a distance of 140.0 feet to a point on the East right-of-way for 29 1/4 Road; thence South along the East right-of-way for 29 1/4 Road a distance of 110.0 feet to the point of beginning.

The following tracts of land shall be zoned Light Commercial (C-1):

A tract of land situated in the South 1/2 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SW 1/4 SW 1/4 SE 1/4 of said Section 8; thence N 00°05'50" W along the East line of said SW 1/4 SW 1/4 SE 1/4 a distance of 40.00 feet to a point on the North right-of-way line for North Avenue and True Point of Beginning of the parcel of land described herein; thence N 00°05'50" W along the East line of said SW 1/4 SW 1/4 SE 1/4 a distance of 230.57 feet; thence N 89°59'58" W a distance of 661.28 feet to a point on the West line of the SW 1/4 SW 1/4 SE 1/4 of said Section 8; thence N 00°02'55" W along the West line of the SW 1/4 SW 1/4 SE 1/4 of said Section 8 a distance of 130.02 feet to a point; thence N 89°53'14" W a distance of 30.0 feet to the Southeast Corner of Lot 7, Block 4, Palace Estates Subdivision; thence N 89°53'14" W along the South line of Palace Estates Subdivision a distance of 631.06 feet to the Southwest Corner of Lot 1 of said Subdivision; thence West a distance of 330.0 feet to a point; thence South a distance of 50.00 feet to a point; thence West a distance of 305.00 feet to a point on the East right-of-way for 29 1/4 Road; thence South along the East right-of-way for 29 1/4 Road a distance of 77.00 feet to a point; thence West a distance of 50.0 feet to a point on the West right-of-way for 29 1/4 Road; thence West a

distance of 145.00 feet to a point; thence South a distance of 13.0 feet to a point; thence West a distance of 140.00 feet to a point on the East right-of-way for Morning Glory Lane; thence West a distance of 40.00 feet to a point on the West right-of-way for Morning Glory Lane; thence North along the West right-of-way for Morning Glory Lane a distance of 50.00 feet to a point; thence West a distance of 290.00 feet to a point; thence South a distance of 110.00 feet to a point; thence West a distance of 130.00 feet to a point; thence South a distance of 160.00 feet to a point on the North right-of-way line for North Avenue; thence along the North right-of-way line for said North Avenue S 89°57'39" E a distance of 2752.8 feet to the point of beginning; and

A tract of land situated in the Northeast 1/4 of Section 17 and in the Northwest 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 16; thence along the West line of said Section 16 a distance of 30 feet to the True Point of Beginning of the parcel described herein; thence S 89°51'00" W along a line which is parallel with and 30.0 feet South of the North line of the NE¹/₄ NE¹/₄ of Section 17 a distance of 672.00 feet to a point; thence S 62°29'00" W a distance of 3.10 feet to a point; thence South a distance of 16.50 feet to a point on the South right-of-way line for North Avenue; thence N 89°52'30" W along the South right-of-way for said North Avenue a distance of 59.74 feet to a point on the Southerly right-of-way for U.S. Highway 6 & 24; thence along the Southerly right-of-way for U.S. Highway 6 & 24 the following Four (3) courses and distances:

1. 213.14 feet along the arc of a curve to the left having a radius of 1322.50 feet and a long chord bearing S 54°57'44" W a distance of 212.91 feet;
2. S 50°22'00" W a distance of 306.90 feet;
3. 216.10 feet along the arc of a curve to the right having a radius of 1532.50 feet and a long chord bearing S 54°24'16" W a distance of 215.89 feet to the intersection of said right-of-way with the West line of the NE¹/₄ NE¹/₄ of said Section 17;

thence leaving said right-of-way, South a distance of 43.83 feet to a point on the Northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 73°03'00" E along the Northerly right-of-way for the Denver & Rio Grande Western

Railroad a distance of 1338.73 feet to the intersection of said right-of-way line with the West right-of-way for 30 Road; thence continuing along the Northerly right-of-way for the Denver & Rio Grande Railroad and crossing said 30 Road N 83°48'26" E a distance of 69.74 feet to a point on the East right-of-way for said 30 Road; thence continuing along the Northerly right-of-way for said Denver & Rio Grande Western Railroad N 72°52'00" E a distance of 370.79 feet to a point which is 30.0 feet South of the North line of the NW¼ of said Section 16; thence leaving said right-of-way line, West a distance of 92.73 feet to a point; thence North a distance of 3.4 feet to a point; thence S 80°56'53" W a distance of 21.6 feet to a point; thence West a distance of 21.33 feet to a point; thence West a distance of 248.14 feet to a point on the West line of the NW¼ of said Section 16 and the point of beginning.

The following tracts of land shall be zoned Heavy Commercial (C-2):

A tract of land situated in the North 1/2 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 17; thence along the West line of the NW 1/4 of said Section 17 South a distance of 40.00 feet to the True Point of Beginning of the parcel of land described herein; thence S 00°16'00" E along the West line of the NW¼ of said Section 17 a distance of 1424.40 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24; thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Six (6) courses and distances:

1. N 73°32'00" E a distance of 31.20 feet;
2. S 53°22'00" E a distance of 60.0 feet;
3. N 73°32'00" E a distance of 3609.1 feet;
4. N 72°52'00" E a distance of 31.10 feet;
5. 507.60 feet along the arc of a curve to the left having a radius of 1332.50 feet and a long chord bearing N 61°17'10" E a distance of 504.63 feet;
6. N 50°22'00" E a distance of 101.90 feet;

thence leaving said right-of-way line, North a distance of 107.94 feet to a point on the South right-of-way line for North Avenue; thence N 89°56'32" W along the South right-of-way line for said North Avenue a distance of 3717.54 feet to a point; thence continuing West along the South right-of-way for North Avenue a distance of 209.0 feet to a point; thence leaving said right-of-way, South a distance of 224.0 feet to a point; thence West a distance of 120.0 feet to a point on the East right-of-way for 29 Road; thence North along the East right-of-way for 29 Road a distance of 224.0 feet to the intersection of said right-of-way line with the South right-of-way for North Avenue; thence West a distance of 50.0 feet to a point on the West line of the NW¼ NW¼ of said Section 17 and point of beginning; and

A tract of land situated in the Southwest 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence N 70°28'29" E a distance of 1299.75 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24 and True Point of Beginning of the parcel of land described herein; thence along said Northerly right-of-way the following 5 courses:

1. N 72°47'00" E a distance of 343.19 feet to the Southwest Corner of Lot 1, Fruitvale Business Park;
2. N 72°47'00" E a distance of 445.59 feet to the Southeast Corner of Lot 33, Fruitvale Business Park;
3. N 63°22'00" E a distance of 301.25 feet;
4. N 72°50'00" E a distance of 150.0 feet;
5. S 85°22'00" E a distance of 107.70 feet;

thence leaving said right-of-way line, N 72°50'00" E a distance of 14.40 feet to a point on the Southerly right-of-way line for the Grand Valley Irrigation Company Canal; thence along the Southerly right-of-way for the Grand Valley Irrigation Company Canal the following Twelve (9) courses and distances:

1. N 67°50'00" W a distance of 285.55 feet;
2. N 64°52'00" W a distance of 132.55 feet;

3. N 58°49'28" W a distance of 179.07 feet to the intersection of said right-of-way with the Northeast Corner of Fruitvale Business Park;
4. N 67°34'33" W a distance of 131.93 feet;
5. N 82°56'03" W a distance of 87.64 feet;
6. S 85°20'57" W a distance of 217.41 feet to the intersection of said right-of-way with the Northwest Corner of Fruitvale Business Park;
7. S 88°25'57" W a distance of 122.77 feet;
8. N 82°43'57" W a distance of 131.68 feet;
9. N 56°23'33" W a distance of 89.41 feet to a point; thence South a distance of 768.50 feet to the point of beginning; and

BEG N 89DEG42'11 SEC E 287.1FT S 0DEG17'47SEC E 544.18 FT FR NW COR SW4SW4 SEC 9 1S 1E N 89DEG42'13SEC E 300 FT S 0DEG17'47SEC E 445.33FT S 88DEG40'35SEC W 259.14 FT N 80DEG38'31SEC W 41.5FT N 0DEG17'47SEC W 443.02FT TO BEG & BEG S 38DEG56'41SEC E 940.05FT FR NW COR SD SW4SW4 N 89DEG42'13SEC E 86.85FT S 0DEG17'47SEC E 253.07FT S 87DEG21'35SEC W 30.53FT S 88DEG40'35SEC W 56.35FT N 0DEG17'47SEC W 255.33FT TO BEG & ALSO BEG S 34DEG30'45SEC E 510.57FT FR SD NW COR N 89DEG42'13SEC E 285FT S 0DEG17'47SEC E 121.98FT S 89DEG42'13SEC W 285FT N 0DEG17'47SEC W 121.98FT TO BEG EXC BEG S 46 DEG 43'45SEC E 789.57FT FR SD NW COR N 89DEG42'13SEC E 15FT S 0DEG17'47SEC E 190FT S 89DEG42'13SEC W 15FT N 0DEG17'47SEC W 190FT TO BEG.

The following tract of land shall be zoned Residential Single Family with a maximum of 5 units per acre (RSF-5):

A tract of land situated in the North 1/2 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 1, Block 8, Fruitwood Subdivision Filing No. Two, a Replat of A Part of Lot 1 of Key Subdivision; thence South along the West line of said Lot 1 a distance of 121.19 feet to the Southwest Corner of said Lot 1; thence N 89°57'30" E along the South line of said Fruitwood Subdivision Filing No. Two a distance of 362.0

feet to the Southeast Corner of Lot 4, Block 8 of said Subdivision; thence South a distance of 347.03 feet to the Southwest Corner of Lot 8, Block 8, Fruitwood Subdivision Filing No. Three, a Replat of A Part of Lot 1 of Key Subdivision; thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Three a distance of 180.24 feet to a point which is common with the Southeast Corner of Lot 9, Block 8 of said Subdivision and the Southwest Corner of Lot 10, Block 8 of Fruitwood Subdivision Filing No. Five; thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Five a distance of 1152.20 feet to a point which is common with the Southeast Corner of said Subdivision with the Southwest Corner of Fruitwood Subdivision Filing No. Four; thence N 89°55'30" E along the South line of said Fruitwood Subdivision Filing No. Four a distance of 660.82 feet to a point which is common with the Southeast Corner of Lot 1, Block 5 of said Subdivision with the Southwest Corner of Lot 1, Block 12 of Fruitwood Subdivision Filing No. Seven; thence N 89°53'11" E along the South line of Fruitwood Subdivision Filing No. Seven a distance of 330.21 feet to the Southeast Corner of said Subdivision; thence N 00°00'31" E along the East line of said Fruitwood Subdivision Filing No. Seven a distance of 1289.77 to the Northeast Corner of Lot 1, Block 13 of said Subdivision; thence N 00°00'31" E a distance of 30.0 feet to a point on the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16; thence S 89°54'00" W along the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16 a distance of 330.41 feet to the North $\frac{1}{4}$ Corner of said Section 16; thence S 89°54'00" W along the North line of the NW $\frac{1}{4}$ of said Section 16 a distance of 1156.69 feet to a point; thence South a distance of 30.0 feet to the Northwest Corner of Lot 38, Block 7, Fruitwood Subdivision Filing No. Six; thence South along the West line of Fruitwood Subdivision Filing No. Six a distance of 630.86 feet to the Northeast Corner of Lot 18, Block 7 of Fruitwood Subdivision Filing No. Five; thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Five a distance of 630.57 feet to a point which is common with the Northwest Corner of Lot 10, Block 9 of said Subdivision with the Northeast Corner of Lot 9, Block 9 of Fruitwood Subdivision Filing No. Three; thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Three a distance of 270.0 feet to a point which is common with the Northwest Corner of Lot 7, Block 9 of said Subdivision with the Northeast Corner of Lot 6, Block 9 of Fruitwood Subdivision Filing No. Two; thence S 89°57'30" W along the North line of Fruitwood Subdivision Filing No. Two a distance of 536.0 feet to the Northwest Corner of Lot 1, Block 9 of

said Subdivision; thence along the West line of Lot 1, Block 9 of said Fruitwood Subdivision Filing No. Two and crossing Hill Court S 00°02'30" W a distance of 190.75 feet to a point on the South right-of-way line for Hill Court; thence N 89°57'30" E along the South right-of-way for Hill Court a distance of 238.00 feet to the point of beginning.

The following tract of land shall be zoned Light Industrial (I-1):

BEG S 659.55FT FR NE COR SEC 17 1S 1E N 89DEG57'07SEC W 1322.43FT N 0DEG03'05SEC W 0.54FT N 73DEG01'09SEC E 1382.71FT S 405.47FT TO BEG EXC E 40FT FOR ROW PER B-1569 P-927 & 928 MESA CO RECDS.

The following tracts of land shall be zoned Highway Oriented (HO):

A tract of land situated in the Southeast 1/4 of Section 8 and in the Southwest 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Section 9; thence N 70°28'29" E a distance of 1299.75 feet to a point on the Northerly right-of-way for U.S. Highway 6 & 24 and True Point of Beginning of the parcel of land described herein; thence leaving said Northerly right-of-way North a distance of 768.50 feet to a point on the Southerly right-of-way for the Grand Valley Canal; thence along the Southerly right-of-way for said Grand Valley Canal the following 3 courses:

1. South a distance of 11.30 feet;
2. N 50°47'20" W a distance of 94.82 feet;
3. N 42°30'02" W a distance of 96.83 feet to the intersection of said right-of-way line with the North line of the SW¹/₄ SW¹/₄ of said Section 9; thence leaving said right-of-way line, S 90°00'00" W along the North line of the SW¹/₄ SW¹/₄ of said Section 9 a distance of 1048.23 feet to a point on the East right-of-way for 30 Road; thence S 00°05'30" E along the East right-of-way for 30 Road a distance of 480.0 feet to a point; thence West a distance of 90.0 feet to a point on the West right-of-way for 30 Road; thence West a distance of 277.95 feet to a point on the East line of Ford Subdivision; thence S 00° 02'54" W along the East line of Ford Subdivision a distance of 369.65 feet to the Northeast Corner of Lot 3 of said Subdivision; thence N 89°57'00" W along the North line of Lot 3 of Ford

Subdivision a distance of 140.0 feet to the Northwest Corner of said Lot 3, said point also being on the East right-of-way for Florence Avenue; thence S 00°02'54" W along the East right-of-way for Florence Avenue a distance of 184.80 feet to the intersection of said right-of-way with the Northerly right-of-way for U.S. Highway 6 & 24; thence along said Northerly right-of-way the following 10 courses:

1. 144.31 feet along the arc of a curve to the right having a radius of 1557.50 feet, a central angle of 05°13'59", and a long chord bearing N 76°05'26" E a distance of 144.26 feet to the Southeast Corner of Lot 1 of Ford Subdivision;
2. 42.40 feet along the arc of a curve to the right having a radius of 1557.50 feet, a central angle of 01°33'35", and a long chord bearing N 80°43'30" E a distance of 42.40 feet;
3. N 75°27'00" E a distance of 206.10 feet;
4. N 45°06'00" E a distance of 80.10 feet;
5. N 89°45'00" E a distance of 30.00 feet to a point on the East line of the Southeast 1/4 of Section 8;
6. S 00°15'00" E along the East line of said Section 8 a distance of 45.30 feet;
7. N 89°45'00" E a distance of 30.0 feet;
8. S 30°19'00" E a distance of 39.90 feet;
9. S 75°00'00" E a distance of 90.3 feet;
10. S 90°00'00" E a distance of 150.00 feet; thence leaving said Northerly right-of-way N 00°17'47" W a distance of 565.00 feet to a point; thence N 89°42'13" E a distance of 285.00 feet to a point; thence S 00°17'47" E a distance of 311.98 feet to a point; thence N 89°42'13" E a distance of 101.85 feet to a point; thence S 00°17'47" E a distance of 253.07 feet to a point on the Northerly right-of-way for said U.S. Highway 6 & 24; thence along said Northerly right-of-way the

following 5 courses:

1. N 89°39'37" E a distance of 51.59 feet;
2. N 83°13'27" E a distance of 140.92 feet;
3. N 80°46'39" E a distance of 160.30 feet;
4. N 74°26'36" E a distance of 179.06 feet;
5. N 72°47'00" E a distance of 31.19 feet to the point of beginning; and

BEG S 0DEG11'30SEC E 857.38FT + W 187FT FR E4 COR SEC 9 1S 1E S 0DEG11'30SEC E 110FT TO HWY ROW S 72DEG 53' W 210.01FT N 0DEG11'30SEC W 110FT N 72DEG53' E 210FT TO BEG AND LOT 7 OF 31 ROAD BUSINESS PARK SEC 9 1S 1E; and

BEG 1732FT W & 467.1FT S OF CNTR SEC 10 1S 1E S 172.6FT TO NLY ROW 1-70 BUS LOOP S 72DEG59'41SEC W 317.76FT N 265.39FT E TO BEG; and

A tract of land situated in Sections 2, 10 and 11 Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East 1/2 of the SE 1/4 SW 1/4 of said Section 2; thence along the West line of said East 1/2 of the SE 1/4 SW 1/4 N 00°14'40" W a distance of 502.08 feet to the True Point of Beginning of the parcel of land described herein; thence N 00°14'40" W along the West right-of-way line for Apple Street a distance of 798.13 feet to the intersection of the West right-of-way for Apple Street with the South right-of-way for F¹/₄ Road; thence S 89°59'36" W along the South right-of-way line for F¹/₄ Road a distance of 659.59 feet to a point on the West line of the SE¹/₄ SW¹/₄ of Section 2; thence S 00°10'28" E along the West line of the SE¹/₄ SW¹/₄ of said Section 2 a distance of 1140.06 feet to a point from whence the Southwest corner of said SE¹/₄ SW¹/₄ bears South a distance of 160.0 feet; thence West a distance of 190.43 feet to a point on the West right-of-way line for Helena Street as described in Book 1351 at Page 681 in the office of the Mesa County Clerk and Recorder; thence North along the West right-of-way line for Helena Street a distance of 48.0 feet to a point; thence West a distance of 139.62 feet to a point on the East line of Lot 2, Block 4, Irwin's Clifton Heights Subdivision Second Addition; thence South

along the East boundary of said Subdivision a distance of 157.88 feet to the Southeast corner of Lot 1, Block 4 of said Subdivision; thence South a distance of 50.0 feet to a point on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2; thence N 89°58'48" W along the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 330.86 feet to a point; thence S 00°09'31" W a distance of 50.0 feet to the Northwest corner of Lot 2, West Clifton Business Park in Section 11; thence S 00°09'31" W a distance of 609.96 feet to the Southwest corner of Lot 2 of Glenn's Commercial Subdivision; thence N 89°46'47" W a distance of 631.21 feet to a point on the East right-of-way line for 32 Road; thence leaving said right-of-way line, N 89°46'47" W a distance of 30.0 feet to the Northeast Corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10; thence S 89°47'04" W a distance of 33.0 feet to a point on the West right-of-way line for 32 Road; thence S 00°17'30" E along the West right-of-way for 32 Road a distance of 150.0 feet to a point; thence leaving said right-of-way line, S 89°42'30" W a distance of 172.0 feet to a point on the East line of Lot 11A, Block 3, Clifton Village Subdivision; thence S 00°17'30" E along the East line of Block 3, Clifton Village Subdivision, a distance of 504.38 feet to the Southeast Corner of Lot 2B, Block 3, Clifton Village Subdivision; thence S 75°50'50" W a distance of 114.33 feet to a point on the South right-of-way for Bookcliff Avenue; thence S 89°42'30" W a distance of 83.15 feet to the Northeast Corner of Lot 1B, Block 7, Clifton Village Subdivision, said point also being on the Northern boundary line of Lot 1, Block 1, Clifton Village Subdivision; thence along the Northerly and Westerly boundary line of Lot 1, Block 1, Clifton Village Subdivision the following Eight (8) courses and distances:

1. S 00°17'30" E a distance of 25.0 feet;
2. S 36°27'21" W a distance of 93.60 feet;
3. S 89°42'30" W a distance of 520.0 feet;
4. S 00°17'30" E a distance of 100.0 feet;
5. S 89°42'30" W a distance of 69.95 feet;
6. S 00°17'30" E a distance of 433.0 feet;
7. S 07°54'42" W a distance of 139.44 feet;
8. S 00°17'30" E a distance of 160.44 feet to a point on the Northerly right-of-way of U.S. Highway 6 & 24;

thence along the Northerly right-of-way for U.S. Highway 6 & 24 the following Eight (9) courses and distances:

1. N 72°52'34" E a distance of 116.91 feet;
2. N 66°57'48" E a distance of 433.10 feet;
3. N 52°20'30" E a distance of 607.51 feet;
4. N 25°37'13" E a distance of 83.66 feet;
5. N 00°17'30" W a distance of 85.40 feet;
6. N 89°42'30" E a distance of 30.0 feet to the intersection of said right-of-way line with the East line of the NE $\frac{1}{4}$ of Section 10;
7. N 89°42'00" E a distance of 30.0 feet;
8. N 84°06'00" E a distance of 114.60 feet;
9. N 43°15'00" E a distance of 370.67 feet;

thence leaving said right-of-way line, S 49°37'44" E a distance of 212.74 feet to the intersection of the Southerly right-of-way for U.S. Highway 6 & 24 with the Easterly right-of-way for the 32 Road By-Pass, said point also being the Northwest Corner of Lot 2, Block 3, Phase III of Peach Tree Bulk Development; thence along a line which is common with the Easterly right-of-way for the 32 Road By-Pass and the Westerly line of Block 3, Phase III of Peach Tree Bulk Development the following Five (5) courses and distances:

1. S 50°43'41" E a distance of 73.70 feet;
2. S 54°00'30" E a distance of 115.83 feet;
3. S 36°13'00" E a distance of 129.51 feet;
4. S 11°18'49" E a distance of 257.21 feet to the intersection of said right-of-way with the Southwest Corner of Block 3, Phase III, Peach Tree Bulk Development;
5. S 11°18'49" E a distance of 40.21 feet to the intersection of said right-of-way with the Northerly right-of-way for the Denver & Rio Grande Western

Railroad;

thence N 72°47'43" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 506.01 feet to a point on the East line of the SW¹/₄ NW¹/₄ of Section 11; thence N 00°13'34" W along the East line of the SW¹/₄ NW¹/₄ of said Section 11 a distance of 433.22 feet to the Northeast Corner of Lot 5, Block, 3, Phase III of Peach Tree Bulk Development; thence continuing N 00°13'34" W a distance of 1.48 feet to the Northeast Corner of the SW¹/₄ NW¹/₄ of said Section 11; thence N 89°46'44" E along the South line of the NE¹/₄ NW¹/₄ of said Section 11 a distance of 331.84 feet to a point; thence N 00°15'14" W a distance of 130.06 feet to a point; thence N 89°49'26" E a distance of 330.74 feet to a point on the West line of Schumacher Subdivision Filing No. Two; thence N 00°37'31" W along the West line of Schumacher Subdivision Filing No. Two a distance of 529.31 feet to the Northwest Corner of said Subdivision; thence N 89°45'42" E a distance of 181.14 feet to the Southwest Corner of Lot 5, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°12'00" W along the West line of Block 2, Phase II of Peach Tree Bulk Development a distance of 399.54 feet to the Southwest Corner of Lot 1 of said Block 2; thence N 89°48'00" E along the South line of Lot 1, Block 2, Phase II of Peach Tree Bulk Development a distance of 135.0 feet to the Southwest Corner of Lot 2 of said Block 2; thence along the boundary line of Lot 2, Block 2, Phase II of Peach Tree Bulk Development the following Four (4) courses and distances:

1. N 89°48'00" E a distance of 30.0 feet;
2. N 00°12'00" W a distance of 31.47 feet;
3. S 54°04'55" E a distance of 147.0 feet the Southeast Corner of said Lot 2;
4. N 00°12'00" W a distance of 269.33 feet to the Northeast Corner of said Lot 2;

thence N 84°04'50" E along a line which is common with the Northerly boundary of Lot 3, Block 2, Phase II of Peach Tree Bulk Development and the Southerly right-of-way for I-70 Business Loop a distance of 159.31 feet to a point; thence N 89°48'00" E along said common line a distance of 41.15 feet to the Northeast Corner of Lot 3, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°28'06" W a distance 30.0 feet to the North ¹/₄ Corner of Section 11; thence N 00°19'03"

W along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 a distance of 30.0 feet to a point; thence S 89°48'00" W a distance of 40.0 feet to the Southeast Corner of Lot 7, Block 4 of Strains Subdivision; thence N 84°30'00" W along the South line of Lot 7 and Lot 8, Block 4 of Strains Subdivision a distance of 201.0 feet to the Southwest Corner of said Lot 8, Block 4 of said Subdivision; thence S 89°48'00" W along the South line of Lots 9, 10 and 11, Block 4 of said Strains Subdivision a distance of 270.9 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24; thence N 31°22'00" E along said Easterly right-of-way a distance of 340.33 feet to a point in the center line of Peach Street; thence crossing said Clifton Connection N 63°36'49" W a distance of 369.34 feet to the point of beginning.

The following tract of land shall be zoned Planned Commercial (PC) with the conditions as specified below:

A tract of land situated in the Northwest 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Lot 2, West Clifton Business Park in said Section 11; thence S 00°09'31" W along the West line of said Lot 2 and along the West line of Lot 2, Glenn's Commercial Subdivision a distance of 609.96 feet to the Southwest corner of Lot 2 of said Glenn's Commercial Subdivision; thence N 89°46'47" W a distance of 631.21 feet to a point on the East right-of-way for 32 Road; thence along the East right-of-way for 32 Road a the following Four (4) courses and distances:

1. N 00°09'01" E a distance of 329.88 feet;
2. North a distance of 181.05 feet;
3. East a distance of 10.0 feet;
4. North a distance of 75.0 feet;

thence N 45°10'59" E a distance of 35.35 feet to a point on the South right-of-way for F Road; thence S 89°58'48" E along the South right-of-way for said F Road a distance of 596.31 feet to the point of beginning.

Land Uses:

<u>ALLOWED PERMIT</u>	<u>SPECIAL USE PERMIT</u>	<u>CONDITIONAL</u>	<u>USE</u>
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Indoor Animal Clinic	Drive Thru:	Auto repair & Paint	
Barber Shop	Restaurants	Fire, Police	
Beauty Shop	Laundry/Cleaners	Rescue/Emergency	
Pharmacy	Financial	Multi-family Res.	
Self Service Laundry	Photo Processing	Motel	
Bus/Commuter Stops	Car Wash	Hotel	
Business Residence	Parks	Indoor Theaters	
Bake Shop	Gasoline Stations	Indoor Skating Rink	
Cafe		Indoor Entertainment	
Clinics			
Counseling Center			

ALLOWED Continued

Financial Institution
 Produce Stand
 Farmer Markets
 Professional Office
 Restaurant
 Indoor Retail
 Nursery/pre-school/daycare
 Swimming Pools
 Museum
 Art Centers
 Library
 Truck Terminal

Note:

- Allowed Uses require site plan approval.
- Special Use Permits require site plan approval and notification to the neighborhood.
- Conditional Use Permits require review and approval before Planning Commission at a public hearing.

All new development shall comply with applicable submittal standards of the City of Grand Junction as may apply, (i.e. site plan review, special use permit, conditional use permit submittal standards).

Sign Regulations:

Within this Planned Commercial Zone District, all signage shall comply with those signage regulations found in the City's Highway Oriented Zone District and shall meet all Grand Junction Zoning and Development Code requirements at the time of development.

Bulk Requirements:

All setbacks, height restrictions, and other bulk requirements found in the Highway Oriented Zone district, shall

apply to this Planned Commercial Zone District at the time of development.

Landscaping Requirements:

This Planned Commercial Zone District shall comply with all landscaping requirements found in the Highway Oriented Zone District and parking lot landscaping requirements found in the Grand Junction Zoning and Development Code at the time of development.

General Requirements:

All development shall comply with all applicable regulations and code requirements of the City of Grand Junction including but not limited to the City's Zoning and Development Code at the time of development.

The following tract of land shall be zoned Planned Commercial (PC) with the conditions as specified below:

A tract of land situated in the Southwest 1/4 of Section 2, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South ¼ Corner of said Section 2; thence N 00°19'03" W along the East line of the SE¼ SW¼ of Section 2 a distance of 175.0 feet to a point; thence S 89°48'00" W a distance of 40.0 feet to the Northeast Corner of Lot 7, Block 4 of Strains Subdivision; thence S 89°48'00" W along the North line of Lot 7, Block 4 of Strains Subdivision a distance of 100.0 feet to the Southeast Corner of Lot 5, Block 4 of said Subdivision; thence N 00°24'30" W along the East line of Lot 5, Block 4 of Strains Subdivision a distance of 135.0 feet to the Northeast Corner of said Lot 5; thence N 00°24'30" W a distance of 30.0 feet to a point in the center line of Peach Street; thence S 89°48'00" W along the center line of Peach Street a distance of 191.67 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24; thence S 31°22'00" W along said Easterly right-of-way a distance of 340.33 feet to the Southwest corner of Lot 11, Block 4 of said Strains Subdivision; thence along the South line of said Lot 11 and the South line of Lots 10 & 9, Block 4 of said Strains Subdivision N 89°48'00" E a distance of 270.9 feet to the corner common with the Southeast corner of said Lot 9 and the Southwest corner of Lot 8, of said Block 4; thence along the South line of said Lot 8 and South line of Lot 7, Block 4 of said Strains Subdivision S 84°30'00" E a distance of 201.0 feet to the Southeast corner of said Lot 7; thence along the East line of said Lot 7 N 00°24'30" W a distance of 145.0 feet to the point of beginning.

Allowed Land Uses:

All development shall be processed through the planned development review process and allowed land uses include the following:

- Lot 1 -- Car Wash
- Lot 2 -- Clifton Lube Center--Automotive Repair & Maintenance
- Lot 3 -- Mini-storage units
- Lot 4 -- Gasoline Service Station
 - Automotive Maintenance, excluding Truck Stops, Tire Recapping and Storage
 - Repair Shop

- Drive-up Business
- Retail Business, both inside and outside, excluding Amusement Parks and Drive-in Theaters

The following tract of land shall be zoned Light Business (B-1):

A tract of land situated in the Southeast 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Mesa County Brass Cap common to Sections 2, 3, 10 and 11; thence N 00°01'00" E along the East line of the SE¼ SE¼ of said Section 3 a distance of 174.00 feet to a point; thence West a distance of 30.0 feet to a point on the West right-of-way for 32 Road and True Point of Beginning of the parcel described herein; thence West a distance of 203.0 feet to a point; thence S 00°01'00" W a distance of 124.0 feet to a point on the North right-of-way for F Road as described in Book 1341 at Page 860 in the office of the Mesa County Clerk and Recorder; thence East along the North right-of-way for F Road a distance of 174.82 feet to a point; thence N 44°41'18" E along a line which intersects the North right-of-way for F Road with the West right-of-way for 32 Road, as described in Book 1924 at Page 402 in the office of the Mesa County Clerk and Recorder, a distance of 40.08 feet to a point on the West right-of-way for 32 Road; thence N 00°01'01" E along the West right-of-way for 32 Road a distance of 95.51 feet to the point of beginning.

Introduced on first reading this 20th day of March, 1996.

PASSED and ADOPTED on second reading this 3rd day of April, 1996.

/s/ Ron Maupin
Mayor

ATTEST:

/s/ Stephanie Nye

City Clerk

(eastzone.ord)