

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2930

Ordinance Zoning the River Road Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the River Road Annexation and require a City zoning designation be applied to each property.

After public notice, a public hearing was held before the Grand Junction Planning Commission as required by the Grand Junction Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district and the Planned Industrial (PI) zone be established.

City Council finds the Planned Industrial (PI) zoned property to be required to conform to those uses as stated below and conform to the Mesa County approved site plan and conditions of approval as found in Mesa County file #C8-90. All future changes to the plan or zone shall be processed through the Planned Industrial zone requirements of the Grand Junction Zoning and Development Code and shall conform to all regulations as per the City Zoning and Development Code at the time of the request.

The City Council finds that the Light Industrial (I-1) zoning and Planned Industrial (PI) zoning are 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 property be zoned Light Industrial (I-1):

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in 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 Center 1/4 corner of said Section 6, thence

along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 feet to a point on the Westerly right-of-way line of the Redlands Parkway; thence along said Westerly right-of-way line the following 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;
- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;
- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;

9) S 45°08'15" E a distance of 430.12 feet;

10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:

1) N 37°21'14" W a distance of 2036.10 feet;

2) S 02°16'47" W a distance of 150.00 feet;

3) N 35°58'20" W a distance of 362.73 feet;

4) N 55°03'16" W a distance of 570.68 feet;

5) N 04°28'58" E a distance of 48.01 feet;

6) N 65°04'21" W a distance of 201.75 feet;

7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

Except a parcel of land situate in the Southwest 1/4 of Section 5, 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 which is S 89°40' W, 663.1 feet and North, 108.8 feet from the Southeast corner of the NW 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; thence N 89°40' E, 331.5 feet; thence N 00°02'30" W, 849.1 feet to the South right-of-way line of the County Road; thence N 56°54' W along

said South right-of-way 395.25 feet to the West line of the E 1/2 NW 1/4 SW 1/4 of said Section 5; thence South along said West line 1066.9 feet to the point of beginning.

The following described property be zoned Planned Industrial (PI) with allowed land uses including 1) Auto Salvage Yard (no crushing or stacking of vehicles allowed); 2) Salvage Repair (includes auto engine repair, body work, painting); and 3) Auto Sales:

A parcel of land situate in the Southwest 1/4 of Section 5, 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 which is S 89°40' W, 663.1 feet and North, 108.8 feet from the Southeast corner of the NW 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; thence N 89°40' E, 331.5 feet; thence N 00°02'30" W, 849.1 feet to the South right-of-way line of the County Road; thence N 56°54' W along said South right-of-way 395.25 feet to the West line of the E 1/2 NW 1/4 SW 1/4 of said Section 5; thence South along said West line 1066.9 feet to the point of beginning.

Introduced on first reading this 5th day of June, 1996.

PASSED and ADOPTED on second reading this 19th day of June, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

(rivzone.ord)