

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3160

**Ordinance Zoning the Southern Pacific Railroad Annexation No. 1 and No. 2
to a Light Industrial (I-1) zone district**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Light Industrial (I-1) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district be established.

The Planning Commission and City Council find that the I-1 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 parcels shall be zoned Light Industrial (I-1) zone district

General Location: Located along I-70 Business Loop right-of-way between 15th Street and Clifton Sanitation District Boundary at approx. 31 ½ Road encompassing Union Pacific Railroad Properties.

SOUTHERN PACIFIC RAILROAD ANNEXATION NO.1

A parcel of land situate in Section 13, Township 1 South, Range 1 West and in Sections 17 & 18, Township 1 South, Range 1 East all in the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of Section 13, Township 1 South, Range 1 West; thence N 00°05'00" E along the east line of said Section 13 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence S 89°48'33" W along the north line for D Road (said north line being 30.00 feet north of and parallel with the south line of the SE 1/4 of aid Section 13) a distance of 2628.62 feet to a point on the north-south centerline of said Section 13; thence continuing along said north line (said north line being 30.00 feet north of and parallel with the south line of the SW 1/4 of said Section 17) S 89°48'33" W a distance of 1324.78 feet to a point; thence N 00°00'00" W along the east boundary line of Keith's Addition to the City of Grand Junction a distance of 635.57 feet to a point on the northerly right of way line for the Southern Pacific

Transportation Company Railroad; thence along said northerly right of way line the following 7 courses:

- 1) N 72°50'00" E a distance of 4139.78 feet to a point on the east line of said Section 13;
- 2) N 00°05'00" E along the east line of said Section 13 a distance of 261.71 feet to a point;
- 3) N 72°52'00" E a distance of 484.10 feet to a point;
- 4) N 84°10'30" E a distance of 407.90 feet to a point;
- 5) N 61°33'30" E a distance of 407.90 feet to a point;
- 6) N 72°52'00" E a distance of 100.00 feet to a point;
- 7) 335.72 feet along the arc of a curve concave to the south, having a radius of 5630.00 feet, a delta angle of 03°25'00" and a long chord bearing N 4°34'26" E a distance of 335.67 feet to a point on the east - west centerline of Section 18, Township 1 South, Range 1 East; thence S 89°54'00" E along said east - west centerline a distance of 333.65 feet to a point; thence leaving said east - west centerline N 00°00'00" W a distance of 71.39 feet to a point on the northerly right of way line for said Southern Pacific Transportation Company Railroad; thence along said northerly right of way line the following 9 courses:

- 1) N 79°48'30" E a distance of 10.90 feet to a point;
- 2) N 79°52'00" E a distance of 836.30 feet to a point;
- 3) 644.43 feet along the arc of a curve concave to the north, having a radius of 5830.00 feet, a delta angle of 06°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet to a point;
- 4) N 75°13'00" E a distance of 562.30 feet to a point;
- 5) N 72°52'00" E a distance of 3427.50 feet to a point;
- 6) N 73°59'30" E a distance of 345.70 feet to a point;
- 7) N 73°13'30" E a distance of 1628.10 feet to a point;
- 8) N 74°24'05" E a distance of 730.54 feet to a point;
- 9) N 72°54'00" E a distance of 697.12 feet to a point on the west right of way line for 30 Road; thence S 00°15'00" E along the west right of way line for said 30 Road (said west right of way line being 40.00 feet west of and parallel with the east line of the NE 1/4 of Section 18, Township 1 South, Range 1 East) a distance of 107.54 feet to point on the southerly right of way line for said Southern Pacific Transportation Company Railroad; thence along said southerly right of way line the following 14 courses:

- 1) S 72°46'09" W a distance of 1686.43 feet to a point;
- 2) S 64°25'29" W a distance of 731.07 feet to a point;
- 3) S 64°28'48" W a distance of 364.97 feet to a point;
- 4) S 00°11'12" E a distance of 85.72 feet to a point;
- 5) S 73°08'00" W a distance of 1455.46 feet to a point;
- 6) S 00°00'00" W a distance of 175.58 feet to a point;
- 7) S 73°08'00" W a distance of 473.88 feet to a point;
- 8) S 00°00'00" W a distance of 561.00 feet to a point;
- 9) S 89°50'21" W along the north line of D 1/2 Road (said north line being 30.00 feet north of and parallel with the south line of the NW 1/4 of Section 18, Township 1 South, Range 1 East) a distance of 794.74 feet to a point on the west line of the NW 1/4 of said Section 18, Township 1 South, Range 1 East;
- 10) N 89°54'00" W along the north line of said D 1/2 Road (said north line

being 30.00 feet north of and parallel with the south line of the N 1/2 of Section 17, Township 1 South, Range 1 East) a distance of 1313.40 feet to a point;
11) S 00°06'00" W a distance of 30.00 feet to a point on the east -west centerline of said Section 17, Township 1 South, Range 1 East;
12) S 73°09'00" W a distance of 2502.40 feet to a point;
13) S 67°24'00" W a distance of 1704.85 feet to a point on the west line of the SW 1/4 of said Section 17, Township 1 South, Range 1 East;
14) S 00°05'00" W along the west line of said Section 17 a distance of 1216.12 feet to the point of beginning, containing 240.03 acres more or less.

SOUTHERN PACIFIC RAILROAD ANNEXATION NO.2

A parcel of land situate in Sections 9, 10 and 16 all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Center 1/4 corner of Section 10; thence S 00°19'00" E along the north-south centerline of said Section 10 a distance of 316.30 feet to a point on the southerly right of way line for I – 70 B (said southerly right of way line also being the northerly right of way line for the Southern Pacific Transportation Company Railroad); thence S 72°50'00" W along said southerly right of way line a distance of 344.80 feet a point intersecting the west boundary line for the Clifton Sanitation District No.2 and True Point of Beginning for the parcel described herein; thence S 00°19'00" E along the west boundary line for said Clifton Sanitation District No. 2 a distance of 208.97 feet to a point on the southerly right of way line for the Southern Pacific Transportation Company Railroad; thence along said southerly right of way line the following 4 courses:

- 1) S 72°50'00" W a distance of 2393.80 feet to a point;
- 2) N 00°20'30" W a distance of 52.27 feet to a point;
- 3) S 72°50'00" W a distance of 4765.05 feet to a point;
- 4) S 72°52'00" W a distance of 717.85 feet to a point on the east right of way line for 30 Road;

thence N 00°00'00" W along the east right of way line for said 30 Road (said east right of way line being 40.00 feet east of and parallel with the west line of the NW 1/4 of said Section 16) a distance of 104.64 feet to a point on the northerly right of way line for said Southern Pacific Transportation Company Railroad (whence the northwest corner of Section 16 bears S 72°52'00" W – 41.86 feet & N 00°00'00" W – 150.10 feet); thence along the northerly right of way line for said Southern Pacific Transportation Company Railroad the following 4 courses:

- 1) N 72°52'00" E a distance of 717.85 feet to a point;
- 2) N 72°50'00" E a distance of 4764.40 feet to a point;
- 3) N 00°20'30" W a distance of 52.20 feet to a point;
- 4) N 72°50'00" E a distance of 2393.90 feet to the point of beginning, containing 23.57 acres more or less.

Introduced on first reading this 2nd day of June, 1999.

PASSED and ADOPTED on second reading this 7th day of July, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council