

## CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3172

### ZONING THE FRUITVALE TEXACO ANNEXATION

#### Recitals:

The 6.4 acre Fruitvale Texaco Annexation consists of two parcels of land and a portion of the 30 Road right-of-way. The owner has requested a Growth Plan Amendment and a zone of annexation of PB (Planned Business) for the already developed Texaco convenience store on the corner, as well as the undeveloped parcel west of the Texaco.

The Planning Commission has considered the request and has found it to be consistent with the Growth Plan and recommended the PB zoning. Planning Commission also approved a preliminary plan for a proposed car wash and laundromat.

The City Council, having considered the Planning Commission recommendation, finds that the PB zoning meets the criteria as listed in sections 4-4-4 and 4-11 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED PB (Planned Business), WITH THE ALLOWED USES BEING 1) CAR WASH, 2) LAUNDROMAT, 3) GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE, 4) RENTAL SERVICE, INDOOR DISPLAY/STORAGE AND 5) GENERAL OFFICE:

#### FRUITVALE TEXACO ANNEXATION

A parcel of land situate in Section 16 and 17, 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 northeast corner of said Section 17; thence S 00°00'00" W along the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 30.07 feet to a point on the south right of way line for I-70B; thence N 90°00'00" W along said south right of way line a distance of 36.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for 30 Road a distance of 956.20 feet to a point; thence S 89°57'20" E a distance of 86.00 feet to a point on the east right of way line for said 30 Road; thence S 00°00'00" W along said east right of way line a distance of 333.32 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence S 89°57'19" W along the south line of said NW 1/4 NW 1/4 a distance of 48.00 feet to a point; thence S 00°00'59" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 16 a distance of 2.00 feet to a point; thence N 89°59'25" W a distance of

29.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1316.19 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 17; thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 27.00 feet to the East 1/4 corner of said Section 17; thence S 00°00'33" W along the west line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 30.00 feet to the northwest corner of Block 6 of Farley-Swehla-Mead Amended Subdivision; S 00°00'33" W along the east right of way line for said 30 Road a distance of 872.11 feet to the southwest corner of Lot 3, Block 1 of said Farley-Swehla-Mead Amended Subdivision; thence continuing along said east right of way line S 00°00'33" W a distance of 417.98 feet to a point on the south line of the NW 1/4 SW 1/4 of said Section 16; thence continuing along the east right of way line for said 30 Road the following 13 courses:

- 1) S 00°01'05" W a distance of 110.01 feet;
- 2) S 89°58'55" E a distance of 20.00 feet to the northwest corner of Lot 1 of Tierra Amarilla Subdivision;
- 3) S 00°01'05" W a distance of 265.16 feet to the southwest corner of Lot 4 of said Tierra Amarilla Subdivision;
- 4) S 23°09'56" W a distance of 50.88 feet;
- 5) S 00°01'05" W a distance of 114.91 feet;
- 6) S 89°58'56" E a distance of 20.00 feet;
- 7) S 00°01'05" W a distance of 50.84 feet;
- 8) N 89°58'53" W a distance of 10.00 feet;
- 9) S 00°01'05" W a distance of 224.00 feet;
- 10) N 89°58'55" W a distance of 10.00 feet;
- 11) S 00°01'05" W a distance of 254.00 feet;
- 12) N 89°58'55" E a distance of 30.00 feet;
- 13) S 00°01'05" W a distance of 253.98 feet to a point on the south line of the SW 1/4 SW 1/4 of said Section 16;

thence N 90°00'00" W along the south line of said SW 1/4 SW 1/4 a distance of 60.00 feet to the southwest corner of said Section 16; thence S 89°57'32" W along the south line of the SE 1/4 SE 1/4 of Section 17 a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 41.00 feet to a point on the north right of way line for D Road; thence S 89°57'32" W along said north right of way line a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 223.00 feet to a point; thence N 89°57'32" E a distance of 280.00 feet to the southeast corner of Lot 1 of Wilkinson Subdivision; thence along the west right of way line for said 30 Road the following 5 courses:

- 1) N 00°01'05" E a distance of 656.13 feet to the northeast corner of Lot 5 of said Wilkinson Subdivision;
- 2) N 19°19'22" E a distance of 63.34 feet;
- 3) N 00°01'05" E a distance of 290.80 feet;
- 4) N 00°40'04" W a distance of 79.03' feet to the southeast corner of Lot 8, Block 2 of Central Village Subdivision Re-plat;
- 5) N 00°00'33" E a distance of 1290.10 feet to a point on the south line of the SE 1/4 NE 1/4 of Section 17;

thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 2.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1287.19 feet to a point; thence S 89°59'25" E a distance of 29.00 feet to a point; thence N 00°00'59" W a distance of 1.00 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence N 00°00'00" E along a line 1.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 332.40 feet to a point; thence N 89°57'20" W a distance of 38.00 feet to a point; thence N 00°00'00" W along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 957.20 feet to a point on the south right of way line for I-70B; thence N 90°00'00" E along said south right of way line a distance of 1.00 feet to the point of beginning, containing 6.40 acres more or less.

Except that parcel of land annexed by the Fruitvale Annexation No. 2 ( Ordinance No. 3098 ) situate in the SE 1/4 NE 1/4 of Section 17, 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 East 1/4 corner of said Section 17; thence S 90°00'00" W along the south line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to the True point of Beginning of the parcel described herein; thence S 90°00'00" W along the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 2.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to the point of beginning, containing 60.00 square feet.

INTRODUCED for FIRST READING this 4<sup>th</sup> day of August, 1999.

PASSED on SECOND READING this 18<sup>th</sup> day of August, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council