

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4567

**AN ORDINANCE ZONING THE FEUERBORN ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 2902 AND 2906 D ROAD

Recitals

The 3.40 acre Feuerborn Annexation consists of two parcels located at 2902 and 2906 D Road. The property owners have requested annexation into the City and a zoning of C-1 (Light Commercial). Under the 1998 Persigo Agreement between the City and Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement, the City shall zone newly annexed areas with a zone that is either identical to the current County zoning or with a zone that implements the City's Comprehensive Plan Future Land Use Map. The proposed zone district of C-1, (Light Commercial) implements the Comprehensive Plan Future Land Use Map, which has designated the properties as Village Center.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Feuerborn Annexation to the C-1, (Light Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1, (Light Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned C-1, (Light Commercial).

FEUERBORN ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears S 00°13'10" E with all other bearings contained herein being relative

thereto; thence from said Point of Beginning, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, also being the East line of the Mesa State College Property Annexation, City of Grand Junction Ordinance No. 4081, as same is recorded in Book 4454, Page 809, Public Records of Mesa County, Colorado, a distance of 330.00 feet; thence N 89°58'45" E, a distance of 449.14 feet; thence S 00°01'15" E, a distance of 330.00 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 17; thence S 89°58'45" W, along the South line of the SW 1/4 SW 1/4 of said Section 17, also being the North line of Ephemeral Resources Annexation No. 2, City of Grand Junction Ordinance No. 3298, as same is recorded in Book 2765, Page 672, Public Records of Mesa County, Colorado, a distance of 448.00 feet, more or less, to the Point of Beginning.

CONTAINING 148,029 Square Feet or 3.40 Acres, more or less, as described.


INTRODUCED on first reading the 6th day of February, 2013 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of February, 2013 and ordered published in pamphlet form.

ATTEST:



President of the Council




City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4567 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of February, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of February, 2013, at which Ordinance No. 4567 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of February 2013.



Stephanie Tuin, MMC
City Clerk

Published: February 8, 2013
Published: February 22, 2012
Effective: March 24, 2013

