

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3210**

**Ordinance Zoning the Uhaul Annexation  
to a Light Commercial 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 Commercial (C-1) zone district to this annexation for the following reasons:

- C-1 zone district is similar with the existing Mesa County zoning of C.
- C-1 zone district meets the criteria found in Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

After public notice and public hearing, the Grand Junction City Council finds that the C-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 parcel shall be zoned Light Commercial (C-1):**

Tax Parcel #2943-171-00-029 & 2943-172-00-027

A parcel of land situate in the NW 1/4 NE 1/4 and in the NE 1/4 NW 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:

Beginning at the North 1/4 corner of Section 17; thence N 89°51'00" E along the north line of the NW 1/4 NE 1/4 of said Section 17 a distance of 90.08 feet to a point; thence leaving said north line S 00°16'03" E a distance of 40.00 feet to a point on the south right of way line for North Avenue ( U.S. Highway 6 ); thence leaving said south right of way line S 00°16'03" E a distance of 673.62 feet to a point on the northerly right of way line for I – 70B; thence crossing said I – 70B S 49°38'42" E a distance of 208.24 feet to a point; thence S 73°13'30" W along a line 2.00 feet north of and parallel with the southerly right of way line for said I – 70B a distance of 600.00 feet to a point; thence crossing said I - 70B N 16°28'00" W a distance of 177.52 feet to a point on the northerly right of way line for said I – 70B; thence N 73°32'00" E along the northerly right of way line for said I – 70B a distance of 392.30 feet to a point; thence leaving said northerly right of way line N 00°16'23" W a distance of 408.95 feet to a point; thence S 89°58'42" W a distance of 177.96 feet to a point; thence N 00°15'58" W a distance of 290.88 feet to a point on the south right of way line for said North Avenue ( U.S. Highway 6 ); thence leaving said south right of way line N 00°15'58" W a distance of 40.00 feet to a point on the north line of the NE 1/4 NW 1/4 of said Section 17; thence N 89°56'26" E along the north line of said NE 1/4 NW 1/4 a distance of 177.92 feet to the point of beginning, containing 5.05 acres more or less.

Introduced on first reading this 3<sup>rd</sup> day of November, 1999.

PASSED and ADOPTED on second reading this 17th day of November, 1999.

/s/ Gene Kinsey  
Mayor

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk