

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3213

**Ordinance Zoning the Mendez Annexation
to a Heavy Commercial Zone District (C-2)**

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 Heavy Commercial (C-2) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 zone district be established.

The City Council finds that the C-2 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 Heavy Commercial (C-2):

Tax Parcel #2945-254-00-004

**PERIMETER BOUNDARY LEGAL DESCRIPTION
MENDEZ ANNEXATION**

A parcel of land situate in the NW 1/4 SE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 of Section 25; thence S 44°37'23" E a distance of 1287.77 feet to a point on the southerly right of way line for U.S. Highway 50 and True Point of Beginning of the parcel described herein; thence leaving the southerly right of way line for said U.S. Highway 50 S 21°55'00" W a distance of 435.19 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 25; thence N 89°56'37" W along the south line of said NW 1/4 SE 1/4 a distance of 513.92 feet to a point on the easterly bank of the Orchard Mesa Irrigation Co. ditch; thence along the easterly bank of said Orchard Mesa Irrigation Co. ditch the following 2 courses:

- 1) N 45°30'00" W a distance of 17.67 feet to a point;
- 2) N 14°13'48" W a distance of 74.46 feet to a point;

thence leaving said easterly bank N 21°55'00" E a distance of 547.44 feet to a point on the southerly right of way line for said U.S. Highway 50; thence S 69°23'00" E along said

southerly right of way line a distance of 537.34 feet to the point of beginning, containing 6.57 acres more or less

Introduced on first reading this 17th day of November, 1999.

PASSED and ADOPTED on second reading this 1st day of December, 1999.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk