

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3228**

**Ordinance Zoning the Broome Annexation  
to a Light Commercial Zone District (C-1)**

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.

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

The 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 Parcels # 2943-094-77-003 and 2943-094-77-006

**Perimeter Boundary Legal Description  
Broome Annexation**

A parcel of land situate in the SE 1/4 of Section 9, 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 northeast corner of Lot 3 of 31 Road Business Park Subdivision as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence S 00°00'00" W along the east line of said Lot 3 a distance of 215.69 feet to the southeast corner of said Lot 3; thence S 00°00'00" W along the east line of Lot 6 of said 31 Road Business Park Subdivision a distance of 214.42 feet to the southeast corner of said Lot 6; thence S 69°03'28" W along the northerly right of way line for I-70 B a distance of 193.43 feet to the southwest corner of said Lot 6; thence N 00°00'00" E along the east right of way line for Hoover Drive a distance of 221.55 feet to the northwest corner of said Lot 6; thence crossing said Hoover Drive S 71°02'52" W a distance of 63.44 feet to the southeast corner of Lot 4 of said 31 Road Business Park Subdivision; thence N 00°00'00" E along the west right of way line for said Hoover Drive a distance of 197.96 feet to a point; thence 37.33 feet along said west right of way line and arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 106°56'58" and a long chord bearing N 53°28'29" W a distance of 32.14 feet to a point on the south right of way line for E 1/4 Road; thence N 73°03'02" E along the south right of way line for said E 1/4 Road a distance of 278.59 feet to the point of beginning, containing 2.12 acres more or less.

Introduced on first reading this 5th day of January, 2000.

PASSED and ADOPTED on second reading this 19th day of January, 2000.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Theresa F. Martinez  
Deputy City Clerk