

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3302

**Ordinance Zoning the Route 30 Partners Annexation
to Light Commercial, C-1 Zone District,
Located at 520 30 Road**

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:

- The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.
- The zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

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

The Planning Commission and City Council find that the Light Commercial, C-1 zoning is in conformance with the stated criteria of Section 2.6(A) of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned Light Commercial, C-1 zone district:

A parcel of land situate in the SW 1/4 SW 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:

Commencing at the northwest corner of the SW 1/4 SW 1/4 of said Section 9; thence N 89°50'30" E along the north line of said SW 1/4 SW 1/4 a distance of 287.10 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said SW 1/4 SW 1/4 N 89°50'30" E a distance of 808.69 feet to a point on the southerly right of way line for the Grand Valley Canal; thence along the southerly right of way line for said Grand Valley Canal the following 2 courses:

- 1) S 42°27'15" E a distance of 92.94 feet to a point;
- 2) S 50°44'33" E a distance of 94.82 feet to a point;
- 3) thence S 00°02'45" W a distance of 756.96 feet to a point on the northerly right of way line for I70B; thence leaving said northerly right of way line S 45°59'59" E a distance of 227.29 feet to a point; thence S 72°50'00" W along a line 1.00 feet north of and parallel with the southerly right of way line for said I70B a distance of 879.47

feet to a point; thence N 21°35'52" E a distance of 336.22 feet to a point on the northerly right of way line for said I70B; thence leaving said northerly right of way line N 00°15'00" W a distance of 256.04 feet to a point; thence S 89°45'00" W a distance of 101.85 feet to a point; thence N 00°15'00" W a distance of 311.98 feet to a point; thence S 89°45'00" W a distance of 285.00 feet to a point; thence N 00°15'00" W a distance of 128.74 feet to a point; thence S 89°50'30" W a distance of 247.10 feet to a point on the east right of way line for 30 Road; thence N 00°15'00" W along the east right of way line for said 30 Road a distance of 152.00 feet to a point; thence leaving said east right of way line N 89°50'30" E a distance of 247.10 feet to a point; thence a N 00°15'00" W a distance of 141.00 feet to the point of beginning.

Introduced on first reading this 18th day of October, 2000.

Continued on the 1st day of November, 2000.

PASSED and ADOPTED on second reading this 15th day of November, 2000.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk