

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3346

**ZONING THE SNIDOW ANNEXATION TO THE GENERAL COMMERCIAL
(C-2) ZONE DISTRICT, LOCATED AT 3165 D 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 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 for the following reasons:

- This zone district meets the criteria of Section 2.14 of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned to the General Commercial (C-2) zone district:

Includes the following tax parcel 2943-221-00-092

Beginning at the Northwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 1 South, Range 1 East, of the Ute Meridian; thence south 1320 feet along the west line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22; thence East 9.09 feet; thence North $0^{\circ} 23' 40''$ West 1320.03 feet; thence West to the beginning,

AND

The East Half of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT the South 225.0 feet thereof, Mesa County, Colorado.

Introduced on first reading this 2nd day of May, 2001.

PASSED and ADOPTED on second reading this 16th day of May, 2001.

/s/ Cindy Enos-Martinez
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk