

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3348**

**ZONING THE GAMBLE/SAGE ANNEXATION TO LIGHT COMMERCIAL (C-1)  
LOCATED AT 3070 I-70 B**

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-1, Light Commercial zone district to this annexation.

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

This zone district meets the criteria of Section 2.14.F 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 the Light Commercial (C-1) zone district

Includes the following tax parcel 2943-094-00-115

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
GAMBLE / SAGE ANNEXATION**

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

Commencing at the northeast corner of the NW 1/4 SE 1/4 of said Section 9; thence S 89°58'48" E along the north line of the NE 1/4 SE 1/4 of Section 9 a distance of 331.00 feet to a point; thence leaving the north line of said NE 1/4 SE 1/4 S 00°09'13" E a distance of 728.86 feet to the True Point of Beginning of the parcel described herein; thence S 00°09'13" E a distance of 525.40 feet to a point on the northerly right of way line for I-70B ( said point also being the southwest corner of Lot 5 of 31 Road Business Park ); thence N 68°45'00" E along the northerly right of way line for said I-70B a distance of 256.37 feet to a point; thence leaving said northerly right of way line S 00°18'27" E a distance of 237.05 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 I-70B a distance of 833.81 feet to a point; thence leaving said line N 00°09'13" W a distance of 208.23 feet to a point on the northerly right of way line for said I-70B; thence leaving said northerly right of way line N 00°09'13" W a distance of 537.87 feet to a point on the northerly right of way line for E 1/4 Road ( said point also being the southwest corner of Lot 1 of Solar Horizons Village );

thence N 73°04'12" E along the northerly right of way line for said E 1/4 Road a distance of 582.28 feet to the point of beginning.

Introduced on first reading this 2<sup>nd</sup> day of May, 2000.

PASSED and ADOPTED on second reading this 16th day of May, 2000.

/s/ Cindy Enos-Martinez  
President of the Council

ATTEST:

/s/ Stephanie Nye  
City Clerk