

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3516

**AN ORDINANCE ZONING THE HUBBARTT ANNEXATION
TO LIGHT INDUSTRIAL I-1**

LOCATED AT 2976 GUNNISON AVENUE

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 an I-1 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds the I-1 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 Light Industrial (I-1) zone district

Includes the following tax parcel: 2943-171-07-007

HUBBARTT ANNEXATION

A parcel of land lying in the NE 1/4 of Section 17, T1S, R1E of the U.M., County of Mesa, State of Colorado, being all of Lot 7 in Banner Industrial Park, recorded in Plat Book 11, Page 362.

CONTAINING 1.0139 Acres (44,164.69 Square Feet), more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

Introduced on first reading on the 19th day February, 2003.

PASSES and ADOPTED on second reading this 16TH day of April, 2003.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of the Council