

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3655

**AN ORDINANCE ZONING THE HAREMZA ANNEXATION TO
I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2126 HWY 6 & 50

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 zoning the Haremza Annexation to the I-1 (Light Industrial) zone district 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 land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The Planning Commission and City Council find that the I-1 (Light Industrial) zoning is in conformance with the stated criteria of Section 2.6 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 I-1 (Light Industrial).

HAREMZA ANNEXATION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 of said Section 36 and assuming the North line of the NW 1/4 of said Section 36 bears N 89°52'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°52'49" W along the North line of the NW 1/4 of said Section 36 a distance of 812.40 feet; thence S 00°04'11" W a distance of 509.95 feet, more or less, to a point being the Northeast corner of that certain parcel of land described in Book 1820, Page 181, Public Records of Mesa County, Colorado and the POINT OF

BEGINNING; thence from said Point of Beginning, continue S 00°04'11" W along the East line (and its Southerly projection) of said parcel of land, a distance of 393.67 feet to its intersection with the South line of the Pritchard Wash, as same is described in Book 228, Page 27 and Book 230, Page 12, Public Records of Mesa County, Colorado and also being the North line of Persigo Annexation No. 2 as same is recorded in Book 1876, Page 346 through 349, inclusive, Public Records of Mesa County, Colorado, with City of Grand Junction Ordinance Number 2556; thence S 55°23'23" W along the South line of said Pritchard Wash, a distance of 144.66 feet; thence continuing along said South line and the North line of said Persigo Annexation No. 2, S 33°15'11" W a distance of 476.29 feet; thence continuing along the North line of said Persigo Annexation No. 2, N 89°58'33" W a distance of 132.67 feet, more or less, to its intersection with the Southerly projection of the West line of said parcel of land described in said Book 1820, Page 181; thence N 00°04'21" E along said West line, a distance of 875.16 feet, more or less, to a point being the Northwest corner of that parcel of land described in said Book 1820, Page 181, thence N 89°52'49" W along the North line of that parcel of land described in said Book 1820, Page 181, a distance of 512.27 feet to the Point of Beginning.

CONTAINING 7.895 Acres (343,903 Sq. Ft.), more or less, as described.

Introduced on first reading this 4th day of August, 2004 and ordered published.

Adopted on second reading this 18th day of August, 2004.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk