

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3678

**AN ORDINANCE ZONING THE INDIAN ROAD ANNEXATION TO
I-1**

LOCATED BETWEEN C ½ ROAD AND D ROAD AT INDIAN 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 zoning the Indian Road Annexation to the I-1 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 zone district be established.

The Planning Commission and City Council find that the I-1 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.

INDIAN ROAD ANNEXATION

Lots 1-7, both inclusive, in Blk 1; Lots 1-7, both inclusive, in Blk 2; Lots 1-10, both inclusive, in Blk 3; Lots 1-13, both inclusive, in Blk 4; Lots 1-7, both inclusive, in Blk 5; Lots 1-4, both inclusive, in Blk 6, all of Indian Road Sub, Mesa Co, Colorado; and also Beg 100' N of the SE cor of the W 30 ac of SW1/4NE1/4 of Sec 24, T1S, R1W of the Ute Meridian, thence N 138', thence W 312', thence S 208', thence E approximately 162' to the S line of drainage ditch right-of-way of the Grand Junction Drainage District, thence Northeasterly along S line of said drainage ditch right-of-way to the POB, Mesa Co, Colorado.

Introduced on first reading this 15th day of September, 2004 and ordered published.

Adopted on second reading this 6th day of October, 2004.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk