

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 3733
AN ORDINANCE ZONING 17.87 ACRES OF LAND LOCATED AT
2340 I-70 FRONTAGE ROAD

Recitals.

A rezone from the Planned Development (PD) district to the Light Industrial (I-1) district has been requested for the properties located at 2340 I-70 Frontage Road for purposes of developing a Light Industrial subdivision and the relocation of Hanson Equipment, Inc. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (amended February 16, 2005). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its March 8th hearing, recommended approval of the rezone request from the PD district to the RSF-E district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL(S) DESCRIBED BELOW IS HEREBY ZONED TO THE Light Industrial (I-1) DISTRICT:

All that parcel of land being part of the Northwest Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 32, Township 1 North, Range 1 West of the Ute Meridian, whence the Northeast corner of Southeast Quarter Northwest Quarter of said Section 32 bears N 00°04'26"E, a distance of 1321.60 feet, for a basis of bearings, with all bearings contained herein being relative thereto; thence N 00°04'26"E, a distance of 660.80 feet to the Point of Beginning; Thence N 89°58'46"W, a distance of 20.00 feet; thence S 00°04'26" W, a distance of 349.59 feet; thence S 45°12'40"W, a distance of 70.55 feet to a point on the North Right-of-way line of I-70; thence N 89°39'04"W, along said Right-of-way line, a distance of 696.35 feet; thence N 00°03'32"E, a distance of 395.31 feet; thence N 89°58'46"W, a distance of 553.64 feet; thence N 00°03'32"E; a distance of 441.75 feet; thence S 89°58'46"E, a distance of 1093.04 feet; thence S 00°04'26' W, a distance of 441.72 feet; thence S 89°58'46"E, a distance of 207.17 feet to the Point of Beginning.

Uses Permitted are those as listed in the Zoning and Development Code under the zoning designation of I-1.

INTRODUCED for FIRST READING and PUBLICATION this 2nd day of March, 2005.

PASSED on SECOND READING this 16th day of March, 2005.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council