

ORDINANCE NO. 3763

**AN ORDINANCE ZONING THE WEBB CRANE ENCLAVE ANNEXATION TO
M-U AND I-1**

LOCATED AT 728, 738, 745, and 747 23 ½ 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 Webb Crane Enclave Annexation to the M-U AND I-1 zone districts for the following reasons:

The zone districts meet 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 M-U AND I-1 zone districts be established.

The Planning Commission and City Council find that the M-U AND 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 M-U AND I-1 with a density not to exceed 24 units per acre in the M-U district.

WEBB CRANE ENCLAVE ANNEXATION

M-U

N2SW4NW4SE4 SEC 32 1N 1W and also, BEG 2574.82FT W + 1980FT N OF SE COR SEC 32 1N 1W E174.24FT N 250FT W 174.24FT S TO BEG

I-1

BEG SE COR NE4NE4SW4 SEC 32 1N 1W S 89DEG56'20SEC W370FT N 410FT N 89DEG56'20SEC E 370FT S 410FT TO BEG EXC E 20FT FOR ROW PER B-1306 P-27 MESA CO RECORDS and also, NE4NE4SW4 & SE4SE4NW4 LYG S OF I-70 SEC 32 1N 1W EXCBEG SE COR SD NE4NE4SW4 S 89DEG56'20SEC W 370FT N 410FT N 89DEG56'20SEC E 370FT S 410FT TO BEG & EXC E 20FT FOR ROW PER B-1306 P-27 MESA CO RECORD

Introduced on first reading this 6th day of April, 2005 and ordered published.

Adopted on second reading this 18th day of May, 2005.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk