

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3821

**AN ORDINANCE ZONING THE LOGGAINS ANNEXATION TO
I-1**

LOCATED AT 2234 RAILROAD 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 zoning the Loggains 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.

LOGGAINS ANNEXATION

A parcel of land located in the Northwest Quarter (NW 1/4) of Section 6, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Block 2 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, and assuming the Northerly line of said Block 2 to bear N56°20'29"W with all bearings contained herein relative thereto; thence 22.97 feet along the arc of a 478.34 foot radius curve concave Northeast, having a central angle of 2°45'06" and a chord that bears N57°43'01"W a distance 22.97 feet along the Northerly line of said

Block 2; thence N56°20'29"W continuing along the Northerly line of said Block 2 a distance of 414.98 feet to the Northeast corner of that certain parcel of land described in Book 2372, Page 978 public records of Mesa County, Colorado and being the Point of Beginning; thence S33°39'31"W along the East line of said parcel of land a distance of 410.00 feet to a point on the Southerly right of way of Railroad Avenue as is shown on said plat of Railhead Industrial Park As Amended; thence N56°20'29"W along the Southerly right of way of said Railroad Avenue a distance of 604.85 feet; thence N33°39'31"E along the West line of said parcel of land described in Book 2372, Page 978 a distance of 410.00 feet to a point on the Northerly line of said Block 2; thence S56°20'29"E along the Northerly line of said Block 2 a distance of 604.85 feet more or less to the Point of Beginning.

Said parcel contains 5.69 acres (247,989 sq. ft.) more or less as described

Introduced on first reading this 17th day of August, 2005 and ordered published.

Adopted on second reading this 7th day of September, 2005.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk