

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3920

AN ORDINANCE ZONING THE GPD GLOBAL/WOOMER ANNEXATION, LOCATED AT I-70 FRONTAGE ROAD BETWEEN 23 AND 23 ½ ROAD, TO I-1 (LIGHT INDUSTRIAL)

Recitals:

A request to zone the GPD Global/Woomer Annexation has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 25 acres, located along the I-70 Frontage Road, between 23 and 23 ½ Roads be zoned I-1 (Light Industrial).

In a public hearing, the City Council reviewed the request for the proposed Zone of Annexation and determined that it satisfied the criteria as set forth and established in Section 2.14.F and 2.6.A of the Zoning and Development Code and the proposed zoning is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED I-1.

All that certain portion of the SW1/4NW1/4 and the SE1/4NW1/4 of Section 32 in Township One North in Range One West of the Ute Meridian, County of Mesa, State of Colorado, described as follows:

All of Appleton West Planned Commercial Park, as recorded on April 8, 1981, in Plat Book 12 at Page 364, Reception Number 1253174 in the Office of the Mesa County Clerk and Recorder, TOGETHER WITH all of Elder, Quinn & McGill Inc. Planned Commercial Park, as recorded on December 17, 1980, in Plat Book 12 at Page 338, Reception Number 1243099 in said Office of the Mesa County Clerk and Recorder.

The perimeter of said Tract (or Tracts) is more particularly describe by the following: Commencing at a Mesa County Survey Marker for the N1/16 Corner on the westerly line of said Section 32, from whence a Mesa County Survey Marker for the W1/4 Corner of said Section 32 bears S 00°03'17" W, as determined by the values of the Mesa County Land Coordinate System, for a distance of 1321.43 feet; thence S 00°03'17" W, on said westerly line, for a distance of 266.27 feet to the northerly right-of-way line of U.S. Interstate 70 (I-70); thence, continuing on said right-of-way line, N 89°55'26" E for a distance of 37.88 feet; thence, continuing on said right-of-way line, S 04°49'34" E for a distance of 53.32 feet to the N.W. Corner of said Appleton West Planned Commercial Park and the Point of Beginning; thence S 89°59'01" E for a distance of 1277.57 feet to the N.E Corner of said Appleton West Planned Commercial Park; thence S 00°03'32" W on the common line between said Appleton West Planned Commercial Park and Hanson Subdivision, as recorded on October 06, 2005, in Book 4010 at Page 196,

Reception Number 2279499 in said Office of the Mesa County Clerk and Recorder, for a distance of 341.19 feet to the N.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence S 89°58'46" E, on the common line between said Elder, Quinn & McGill Inc. Planned Commercial Park and said Hanson Subdivision, for a distance of 553.64 feet to the N.E. Corner of said Elder, Quinn and McGill Inc. Planned Commercial Park; thence continuing on said common line, S 00°03'32"W for a distance of 395.76 feet to the S.E. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park and the northerly right-of-way line of U.S. Interstate 70 (I-70) as recorded on January 16, 1964, in Book 862 at Page 507 in said Office of the Mesa County Clerk and Recorder; thence N89°40'34" W on said northerly right-of-way line for a distance of 553.65 feet to the S.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence continuing on the northerly right-of-way line of said U.S. Interstate 70 (I-70), as recorded on January 27, 1964 in Book 803 at Page 240 in said Office of the Mesa County Clerk and Recorder, N 89°40'34" W for a distance of 931.66 feet; thence, continuing on said right-of-way line, N 56°39'04" W for a distance of 238.51 feet; thence, continuing on said right-of-way, line N 63°06'34" W for a distance of 111.80 feet; thence, continuing on said right-of-way line, N 04°49'34" W for a distance of 549.38 feet to the Point of Beginning.

Containing 25.297 Acres more or less

INTRODUCED on first reading on the 7th day of June, 2006 and ordered published.

ADOPTED on second reading this 19th day of June, 2006.

ATTEST:

/s/ James J. Doody
President of Council

/s/ Stephanie Tuin
City Clerk