

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3984

**AN ORDINANCE ZONING THE BALDWIN ANNEXATION TO
I-1, (LIGHT INDUSTRIAL)**

LOCATED AT 2102 AND 2108 HIGHWAY 6 AND 50

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 Baldwin Annexation to the I-1 zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district 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 be zoned I-1, (Light Industrial).

BALDWIN ANNEXATION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears S00°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S00°17'30"W along the West line of said Section 36 a distance of 214.15 feet to a point on the Northerly right of way of U.S. Highway 6& 50; thence S56°38'20"E along said right of way a distance of 1007.94 feet to the Point of Beginning; thence from said Point of Beginning, continue S56°38'20"E along said right of way, a distance of 577.70 feet to the Southeast corner of that certain parcel of land as described in Book 2008, Page 635, Public Records of Mesa County, Colorado and also being a point on the West line of Haremza Annexation, City of Grand Junction Ordinance No. 3654; thence S00°04'21"W along said West line a distance of 301.77 feet to a point on the South line of said Haremza Annexation; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E along a line 5.00 feet West of and parallel with said West line a distance of 299.08 feet; thence N56°38'20"W along a line 5.00 feet South of and parallel with said

North right of way a distance of 575.00 feet; thence N33°21'40"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.10 acres (4,382 square feet), more or less, as described.

And also

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears S00°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S00°17'30"W along the West line of the NW 1/4 said Section 36 a distance of 100.05 feet to the Northwest corner of that certain parcel of land as described in Book 4025, Page 675, Public Records of Mesa County, Colorado and also being the Point of Beginning; thence from said Point of Beginning S56°41'20"E a distance of 230.86 feet to the Northeast corner of said parcel; thence N00°07'20"W a distance of 16.00 feet to the Northwest corner of that certain parcel of land as described in Book 4009, Page 294, Public Records of Mesa County, Colorado; thence S89°59'23"E along the North line of said parcel a distance of 171.08 feet; thence S00°00'39"E a distance of 8.28 feet; thence S89°52'39"E along that certain agreed upon line per Boundary Line Agreement recorded in Book 4259, Page 22, Public Records of Mesa County, Colorado a distance of 228.94 feet; thence S00°07'20"E a distance of 385.82 feet to the Southeast corner of said parcel and also being a point on the Northerly right of way of U.S. Highway 6 & 50; thence S56°38'20"E along said right of way a distance of 296.38 feet; thence S33°21'40"W a distance of 5.00 feet; thence S56°38'20"E along a line 5.00 feet South of and parallel with said North right of way a distance of 575.00 feet; thence S00°04'21"W along a line 5.00 feet West of and parallel with the West line of Haremza Annexation, City of Grand Junction Ordinance No. 3654 a distance of 299.08 feet; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E a distance of 296.38 feet; thence N56°38'20"W along a line 10.00 feet South of and parallel with said North right of way a distance of 577.30 feet; thence N33°21'40"E a distance of 5.00 feet to a point on a line 5.00 feet South of and parallel with said North right of way; thence N56°38'20"W along said parallel line a distance of 999.69 feet to the West line of the NW 1/4 of said Section 36; thence N00°17'30"E along said West line of the NW 1/4 of said Section 36, a distance of 120.07 feet, more or less, to the Point of Beginning.

Said parcel contains 3.09 acres (134,708 square feet), more or less, as described.

Introduced on first reading on the 2nd day of August, 2006 and ordered published.

ADOPTED on second reading this 1st day of November, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk