

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5189

**AN ORDINANCE ZONING HARTMAN BROTHERS ANNEXATION
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

LOCATED AT 821 21 1/2 ROAD

Recitals:

The property owner has petitioned to annex 2.96 acres into the City limits. The annexation is referred to as the "Hartman Brothers Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Hartman Brothers Annexation I-1 (Light Industrial) finding that the City I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map of the Comprehensive Plan, and I-1 conforms with the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the property referred to as the Hartman Brothers Annexation.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

In consideration of and with the adoption of the foregoing Recitals THE HARTMAN BROTHERS ANNEXATION is duly and lawfully zoned I-1. The property comprising the Hartman Brothers Annexation in the City of Grand Junction, County of Mesa, State of Colorado is described as follows:

A parcel of land being Lot 2-B within 21 1/2 Road Energy Park subdivision (Reception Number 2871150), being more particularly described as follows;

Commencing at the Center South 1/16th corner of Section 25, T.1N., R.2W. of the Ute Meridian, whence the South 1/4 corner of said Section 25 bears S00°00'30"E, a distance of 1320.84 feet, with all bearings being relative thereto; Thence S89°59'34"W, a distance of 30.00'; thence S00°00'30"E, a distance of 207.53 feet, to a point on the westerly right of way of 21 1/2 Road and the westerly line of the Kelley Annexation No. 3 (Ordinance No. 3990), said point also being the Point of Beginning;

Thence along said Kelley Annexation No. 3, S00°00'30"E, a distance of 343.18 feet; thence N89°53'54"W, a distance of 332.28 feet; thence N00°00' 26"W, a distance of 393.88 feet; thence S89°55'12"E, a distance of 253.81 feet; thence S57°00'48"E, a distance of 93.55 feet to the Point of Beginning.

With said property being comprised of 128,904 square feet or 2.96 Acres, more or less and being hereby zoned I-1 (Light Industrial).

INTRODUCED on first reading this 6th day of December 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 20th day of December 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5189 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of December 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of December 2023, at which Ordinance No. 5189 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of December 2023.



Deputy City Clerk

Published: December 8, 2023
Published: December 22, 2023
Effective: January 21, 2024

