

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4036**

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

**LOCATED AT 839 AND 841 21 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 Jobsite 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).

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Parcels A & B, Kipp Simple Land Division, as same is recorded in Plat Book 18, Page 90, Public Records of Mesa County, Colorado.

Said parcel contains 25.23 acres (1,099,207 square feet), more or less, as described.

**INTRODUCED** on first reading the 7<sup>th</sup> day of February, 2007 and ordered published.

**ADOPTED** on second reading the 21<sup>st</sup> day of February, 2007.

ATTEST:

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

/s/: Stephanie Tuin  
City Clerk

## *Memorandum*

**TO:** FILE – JOBSITE ANNEXATION (ANX-2006-347)  
**FROM:** Brian Rusche, Senior Planner *Bi Rusche*  
**DATE:** September 23, 2010  
**SUBJECT:** Validity of Jobsite Subdivision Site Plan

---

On December 15, 2006, the Jobsite Subdivision (a replat of Kipp Simple Land Division) was recorded with the Mesa County Clerk and Recorder. In addition to the Plat, a Final Plan was recorded under Reception #2353819 (Book 4316, Page 122). These documents were approved by the Board of County Commissioners. The recorded Final Plan includes specific zoning, bulk, and performance standards, hereinafter referred to as "County standards," for the property.

On February 21, 2007, the City of Grand Junction approved Ordinance 4035, annexing the Jobsite Subdivision and approved Ordinance 4036 rezoning the Jobsite Subdivision to I-1 (Light Industrial).

This document will highlight that the "County standards" identified on the Jobsite Final Plan are voided by the annexation and rezoning of the property by the City. The property is subject to the applicable current City zoning classification and all standards related thereto, as may be amended.