

ORDINANCE NO. 4074

**AN ORDINANCE ZONING THE BRADY TRUCKING ANNEXATION TO
LIGHT INDUSTRIAL (I-1)**

LOCATED AT 356 27-1/2 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 Brady Trucking Annexation to the Light Industrial (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 Light Industrial (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 Light Industrial (I-1):

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 2, Block Five of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the West line of said Block Five bears S00°07'37"W with all other bearings contained herein being relative thereto; thence S00°07'37"W along said West line of Block Five and its continuation a distance of 656.32 feet to a point on the North line of Elite Towing Annexation No's. 1, 2 and 3 City of Grand Junction, Ordinance Numbers 3101-3103; thence N89°46'25"E along said Annexation line a distance of 330.00 feet to a point on the West line of said SW 1/4 NE 1/4; thence N00°07'37"W along said West line a distance of 524.06 feet; thence S89°49'16"E along the South line of that certain parcel of land described in Book 2224, Page's 227-228, Public Records of Mesa County, Colorado, a distance of 247.50 feet to the Southeast corner of said parcel; thence N00°07'37"E along the East line of said parcel a

distance of 132.00 feet to a point on the South line of said Lot 2 Indian Road Industrial Subdivision; thence S89°48'55"E along said South line a distance of 82.50 feet, more or less, to the Point of Beginning.

CONTAINING 4.22 Acres (183,874 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 18th day of April, 2007 and ordered published.

ADOPTED on second reading the 2nd day of May, 2007.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk