

ORDINANCE NO. 4100

**AN ORDINANCE REZONING A PORTION OF LOT 2 OF THE TAURUS
SUBDIVISION FROM C-2 TO I-1**

LOCATED AT 675 23 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 a portion of Lot 2 of the Taurus Subdivision 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. The rezone request is subject to the recordation of the approved final plat for the Grand West Business Park.

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. Adoption of the ordinance is subject to recordation of the approved final plat for the Grand West Business Park.

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

The following property be zoned I-1 (Light Industrial).

Beginning at the Northwest corner of Lot 2, Taurus Subdivision recorded at the Mesa County Clerk and Recorders office at Book 4211, Page 317, whence the Northeast corner bears S89°42'52"E a distance of 1228.30 feet, with all bearing contained herein relative thereto; thence S89°42'52"E 450.81 feet along the North line of said Lot 2; thence leaving said North line of Lot 2 along a curve to the right and a radius of 50.00 feet and a chord bearing of S01°46'52"E a distance of 51.13 feet; thence S47°26'25"W 352.78 feet to a point on the West line of said Lot 2; thence N33°24'58"W 349.71 feet along said West line of Lot 2 to the Point of Beginning,

CONTAINING 1.66 Acres (72,309 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 20th day of June, 2007 and ordered published.

ADOPTED on second reading the 18th day of July, 2007.

ATTEST:

/s/: Bonnie Beckstein
President of the Council Pro Tem

/s/: Stephanie Tuin
City Clerk