

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4103**

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

**LOCATED AT 2172 AND 2176 H 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 Younger Annexation to the I-1 (Light Industrial) 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 implements the H Road/Northwest Area Plan, 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 (Light Industrial) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

**NOW, THEREFORE, 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 Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter SW 1/4 SE 1/4 of said Section 25 and assuming the South line of said SW 1/4 SE 1/4 to bear S89°53'09"E with all bearings contained herein relative thereto; thence S89°53'09"E along said South line a distance of 284.00 feet to the Southwest corner of that certain parcel of land as described in Book 1815, Page 513, Public Records of Mesa County, Colorado, and also being the POINT OF BEGINNING ; thence N22°18'06"E along the West line of said parcel a distance of 991.40 feet; thence N00°00'21"E along said West line a distance of 402.66' to the Northwest corner of said parcel; thence S89°52'11"E

along the North line of said parcel a distance of 1311.38 feet to the Northeast corner of that certain parcel of land as described in Book 1816, Page 747, Public Records of Mesa County, Colorado, thence S00°03'11"W along the East line and its continuation of said parcel a distance of 1350.28 feet to a point on the Persigo Annexation No. 2, City of Grand Junction, Ordinance No. 2556; thence N89°53'09"W along said Annexation line a distance of 1686.44 feet; thence N00°06'51"E a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 44.87 acres (1,954,345 square feet), more or less, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of June, 2007 and ordered published.

**ADOPTED** on second reading the 20<sup>th</sup> day of June, 2007.

ATTEST:

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

/s/: Stephanie Tuin  
City Clerk