

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4127**

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

**LOCATED AT 805 22 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 Gentry 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).

**GENTRY ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE

1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 square feet), more or less, as described.

Introduced on first reading this 3<sup>rd</sup> day of October, 2007 and ordered published.

**ADOPTED** on second reading this 17<sup>th</sup> day of October, 2007.

ATTEST:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk