

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4134

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

LOCATED AT 2185 RIVER 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 Timberline Steel 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).

TIMBERLINE STEEL ANNEXATION

A parcel of land located in the Southeast Quarter (SE 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 Northerly corner of Block 1 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, said Northerly corner also being a point on Persigo Annexation No. 2, Ordinance No.2556, City of Grand Junction, and assuming the Northerly line of said Block 1 to bear N56°20'29"W with all bearings contained herein relative thereto; thence S56°20'29"E, along the said Northerly line of Block 1, said line being a portion of the perimeter of said Persigo Annexation No. 2, a distance of 219.05 feet to a point on the Westerly boundary of Steel Inc. Annexation, Ordinance No. 3094, City of Grand Junction; thence S33°54'49"W, along the said Westerly line of Steel Inc. Annexation, a distance of 288.96 feet; thence N56°29'47"W a distance of 383.15 feet to a point on the Northwesterly line of said Block 1, also being a point on the perimeter of said Persigo Annexation No. 2; thence N63°21'20"E, along the said Northwesterly line of Block 1, said line also being a portion of the perimeter of said

Persigo Annexation No. 2, a distance of 333.83 feet, more or less, to the Point of Beginning.

Containing 87,117 square feet (2.00 acres), more or less, as described.

Introduced on first reading this 17th day of October, 2007 and ordered published.

ADOPTED on second reading this 7th day of November, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk