

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4148

**AN ORDINANCE ZONING THE INDIAN WASH RENTALS ANNEXATION TO
I-1**

LOCATED AT 378 27 ½ 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 Indian Wash Rentals 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).

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) 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 Southwest corner of said NW1/4 NE1/4, and considering the West line of the said NW1/4 NE1/4 to bear N00°08'44"E with all bearings herein being relative thereto; thence N00°08'44"E, along said West line, a distance of 263.49 feet; thence S89°59'19"E a distance of 330.00 feet to a point on Indian Road Industrial Subdivision Annexation No. 2, City Ordinance No. 3677; thence along the said Indian Road Industrial Subdivision Annexation No. 2 the following two courses: 1) S00°08'44"W a distance of 264.15 feet to the South line of said NW1/4 NE1/4; 2) N89°52'24"W, along said South line a distance of 330.00 feet, more or less, to the Point of Beginning.

CONTAINING 1.999 Acres (87,076.44 Sq. Ft.), more or less, as described

INTRODUCED on first reading the 5th day of November, 2007 and ordered published.

ADOPTED on second reading the 19th day of November, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk