

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4220**

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

**LOCATED AT 2107 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 Martin 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 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.

**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 Northwest Quarter (NW 1/4 NW 1/4) of Section 36, Township One North, Range Two West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of said Section 36 and assuming the North line of the NW 1/4 NW 1/4 of said Section 36 to bear S89°52'49"E with all bearings contained herein relative thereto; thence S89°52'49"E a distance of 363.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 36 to the Point of Beginning; thence S89°52'49"E a distance of 436.41 feet along the North line of the NW 1/4 NW 1/4 of said Section 36; thence S00°00'49"E a distance of 379.21 feet; thence N89°52'49"W a distance of 207.47 feet to a point on the Westerly line of Baldwin Annexation No. 2, Ordinance No. 3983, City of Grand Junction; thence N00°00'49"W a distance of 160.83 feet along the Westerly line of said Baldwin Annexation No. 2; thence N89°52'49"W a distance of 228.94 feet along the Northerly line of said Baldwin Annexation No. 2; thence N00°00'49"W a distance of 218.38 feet to the Point of Beginning.

CONTAINING said parcel contains 2.95 acres (128,670.27 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the 31<sup>st</sup> day of March, 2008 and ordered published.

**ADOPTED** on second reading the 14<sup>th</sup> day of April, 2008.

ATTEST:

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President of the Council

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City Clerk