

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4275**

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

**LOCATED AT 788 22 ROAD AND 2223 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 FedEx-Swanson 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  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 31, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot Three of the T.I.C. Industrial Park, as same is recorded in Plat Book 13, Page 92, Public Records of Mesa County, Colorado, TOGETHER WITH, the East-Half (E  $\frac{1}{2}$ ) of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 31, lying South of H Road right of way and West of the centerline of the Persigo Wash, Mesa County, Colorado.

Containing 12.116 Acres, more or less, as described.

**INTRODUCED** on first reading the 16<sup>th</sup> day of July, 2008 and ordered published.

**ADOPTED** on second reading the 6<sup>th</sup> day of August, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk