

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4292**

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

**LOCATED AT 2105 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 R and S 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 lying 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 Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, thence South 0°10' West 100.0 feet, thence South 56°24' East 230.0 feet, thence North 0°10' East 210.28 feet, thence North 89°42' West 363.0 feet to the Point of Beginning, containing 1.54 Acres more or less, except 30 feet for road on West and North sides, Mesa County, Colorado.  
Book 1778, Page 467.

CONTAINING 1.54 Acres (67,082.4 Sq. Ft.), more or less, as described.

**INTRODUCED** on first reading the 3<sup>rd</sup> day of September, 2008 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of September, 2008.

ATTEST:

/s/ Teresa Coons  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk