

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4304**

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

**LOCATED AT 811 22 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 Allen 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 Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian being more particularly described as follows:

The East 670 feet of the SE 1/4 SE 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian; EXCEPT the South 520.1 feet thereof; AND ALSO EXCEPT a tract of land described in Warranty Deed recorded in Book 981 at Page 947; ALSO EXCEPT a parcel of land located in the East 670.00 feet of the SE 1/4 SE 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian more particularly described as follows: Beginning at a point on the East line of said Section 25 which bears North 844.82 feet from the Southeast Corner of Section 25; thence North 89°55'30" West, 290.40 feet; thence North 150.00 feet; thence South 89°55'30" East 290.40 feet to the East line of said Section 25; thence along said line South, 150.00 feet to the point of beginning. Book 2871, Page 859

CONTAINING 5.97 Acres (260,053.2 Sq. Ft.), more or less, as described.

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

**ADOPTED** on second reading the 17<sup>th</sup> day of November, 2008.

ATTEST:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin  
City Clerk