

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4334

**AN ORDINANCE ZONING THE NORTHWEST GJ ANNEXATION NO. 1
TO
I-1 (LIGHT INDUSTRIAL)**

LOCATED EAST OF 860 21 ROAD, ALONG 21 1/2 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 Northwest GJ Annexation No. 1, 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).

Northwest GJ Annexation No.1

A certain parcel of land located in the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4), and the Southeast Quarter (SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of the SE 1/4 NW 1/4 of said Section 25 and assuming the South line of the SE 1/4 NW 1/4 of said Section 25 to bear N89°52'45"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 40.00 feet along the South line of the SW 1/4 NE 1/4 of said Section 25; thence S00°00'45"W a distance of 155.02 feet along a line being 40.00 feet East of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25 to the Northeast corner of Kelly Annexation No. 3, Ordinance No. 3991, City of Grand Junction; thence N89°52'43"W a distance of 80.00 feet along the Northerly line of said Kelly Annexation No. 3; thence N00°00'45"E a distance of 155.00 feet along a line being 40.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25 to a point on

the South line of the SE 1/4 NW 1/4 of said Section 25; thence N89°52'45"W a distance of 1284.66 feet along the South line of the SE 1/4 NW 1/4 of said Section 25 said line also being the North line of said Kelley Annexation No. 3 to the Southwest corner of the SE 1/4 NW 1/4 of said Section 25; thence N89°52'42"W a distance of 167.07 feet along the South line of the SW 1/4 NW 1/4 of said Section 25, said line also being the North line of HDP Investment Group Annexation, Ordinance No. 4113, City of Grand Junction; thence N00°00'36"E a distance of 1321.21 feet to a point on the North line of the SW 1/4 NW 1/4 of said Section 25; thence S89°52'22"E a distance of 166.87 feet along the North line of the SW 1/4 NW 1/4 of said Section 25 to the Northwest corner of the SE 1/4 NW 1/4 of said Section 25; thence S89°52'22"E a distance of 1324.47 feet along the North line of the SE 1/4 NW 1/4 of said Section 25 to the Northeast corner of the SE 1/4 NW 1/4 of said Section 25; thence S00°00'27"E a distance of 1321.06 feet along the East line of the SE 1/4 NW 1/4 of said Section 25 to the Southeast corner of the SE 1/4 NW 1/4 of said Section 25, said point also being the Point of Beginning.

Said parcel contains 45.52 acres (1,982,924.35 sq. ft.), more or less, as described, minus 6,200.87 square feet within 21 1/2 Road Right-of-Way.

INTRODUCED on first reading the 18th day of February, 2009 and ordered published.

ADOPTED on second reading the 4th day of March, 2009.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk