

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4362**

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

**LOCATED AT**

**2764 C ¾ ROAD, 2765 AND 2767 RIVERSIDE PARKWAY**

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 Lang Industrial Park 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)

**LANG INDUSTRIAL PARK ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 24 and assuming the North line of the NW 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 491.69 feet along the North line of the NW 1/4 NE 1/4 of said Section 24 to a point on the East line of Riverside Parkway Annexation No. 2, Ordinance No. 4319, City of Grand Junction; thence S00°01'58"W a distance of 30.00 feet along the East line of said Riverside Parkway Annexation No. 2 to the Point of Beginning; thence S00°01'58"W a distance of 1291.39 feet along the West line of Pine Industrial No. 1 Annexation No. 2, Ordinance No. 3943, City of Grand Junction to a point on the South line of the NW 1/4 NE 1/4 of said Section 24, said point

also being on the Northerly line of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, public records of Mesa County, Colorado; thence along Indian Road Industrial Subdivision Annexation, Ordinance No. 3677, City of Grand Junction the following two (2) courses: (1) N89°52'25"W a distance of 164.28 feet along said South line of the NW 1/4 NE 1/4 of said Section 24, said line also being the Northerly line of said Indian Road Industrial Subdivision; (2) N00°02'56"E a distance of 1291.06 feet along the Easterly line of said Indian Road Industrial Subdivision to the Southwest corner of said Riverside Parkway Annexation No. 2; thence S89°59'19"E a distance of 163.92 feet along a line being 30.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 24, said line also being the South line of said Riverside Parkway Annexation No. 2 to the Point of Beginning.

Said parcel contains 4.86 acres (211,887.79 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the 1<sup>st</sup> day of June, 2009 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of June, 2009.

ATTEST:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk