

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4480**

**AN ORDINANCE ZONING THE ASHLEY ANNEXATION  
TO I-2 (GENERAL INDUSTRIAL)**

**LOCATED AT 2808 C ¾ ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Ashley Annexation to the I-2 (General Industrial) zone district, finding conformance with the recommended land use category as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-2 (General Industrial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following property be zoned I-2 (General Industrial):

**ASHLEY ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NW 1/4 of said Section 19 and assuming the South line of the NW 1/4 NW 1/4 of said Section 19 bears S 89°41'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°41'26" E along the South line of the NW 1/4 NW 1/4 of said Section 19, a distance of 250.19 feet to the Point of Beginning; thence from said Point of Beginning, N 00°25'06" W a distance of 239.00 feet to a point on the South line of the Western Slope Warehouse Annexation No. 4, City of Grand Junction Ordinance No. 3122, as same is recorded in Book 2575, Page 352, Public Records of Mesa County, Colorado; thence S 89°41'38" E along the South line of said Annexation, a distance of 208.52 feet; thence S 00°25'06" E a distance of 239.00 feet to a point on the South line of the NW 1/4 NW 1/4 of said Section 19; thence N 89°41'26" W along the South line of

the NW 1/4 NW 1/4 of said Section 19, a distance of 208.52 feet, more or less, to the Point of Beginning.

CONTAINING 49,836.3 Square feet or 1.144 Acres, more or less, as described.

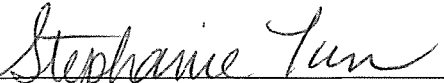
LESS 6,655.6 Square feet or 0.153 Acres, more or less, of C ¾ Road Right-of-way.

**INTRODUCED** on first reading the 3rd day of August, 2011 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 15<sup>th</sup> day of August, 2011 and ordered published in pamphlet form.

ATTEST:

  
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President of the Council

  
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City Clerk