

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4502**

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

**LOCATED AT 2200 RAILROAD AVENUE**

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 Suncor Annexation to the I-1 (Light 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-1 (Light 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-1 (Light Industrial):

**SUNCOR ANNEXATION**

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 1 West, the Southeast Quarter (SE 1/4) of Section 36, Township 1 North, Range 2 West and the Northwest Quarter (NW 1/4) of Section 6, Township 1 South, Range 1 West, all in the Ute Principal Meridian, being a portion of Blocks One and Two of the Railhead Industrial Subdivision, as Amended, as same is recorded in Plat Book 13, Pages 34 and 35, Public Records of Mesa County, Colorado and being more particularly described as follows:

Bounded on the South by the South right of way for Railroad Avenue, as same is shown on said plat of Railhead Industrial Park, as Amended; bounded on the East by the West line of Loggains Annexation, City of Grand Junction Ordinance No. 3821, as same is recorded in Book 3990, Page 987, Public Records of Mesa County, Colorado and the West line of Mesa Moving Annexation, City of Grand Junction Ordinance No. 3306, as same is recorded in Book 2780, Page 17, Public Records of Mesa County, Colorado; bounded on the West by the East line and its Southerly projection that intersects the South right of way of said Railroad Avenue of Steel Inc. Annexation, City of Grand

Junction Ordinance No. 3094, as same is recorded in Book 2564, Page 86, Public Records of Mesa County, Colorado AND bounded on the North by the South line of Grand Junction West Annexation, City of Grand Junction Ordinance No. 2555, as same is recorded in Book 1876, Page 987 and the South line of Grand Junction Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556, as same is recorded in Book 1876, Page 346, both in the Public Records of Mesa County, Colorado.


CONTAINING 45.43 Acres or 1,979,142 Square Feet, more or less, as described

LESS 494,085 Square feet or 11.34 Acres, more or less, of Road Right-of-way.

**INTRODUCED** on first reading the 13<sup>th</sup> day of February, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 7<sup>th</sup> day of March, 2012 and ordered published in pamphlet form.

ATTEST:

  
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President of the Council

  
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City Clerk