

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4516

**AN ORDINANCE ZONING THE STURGEON ELECTRIC ENCLAVE ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2775 RIVERSIDE PARKWAY

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 Sturgeon Electric Enclave 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):

STURGEON ELECTRIC ENCLAVE ANNEXATION

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

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

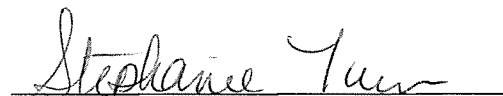
INTRODUCED on first reading the 21st day of March, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 4th day of April, 2012 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk