

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4801

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

LOCATED AT 2122 H ROAD

Recitals

The Applicants, Dale and Cindy York, are requesting zoning of I-1 (Light Industrial) for 5.9 acres located at 2122 H Road currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The property is currently being used as a large lot single-family residence. The owners have requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the York Annexation to the I-1 (Light Industrial) zone district, finding that it conforms with the designation of Commercial/Industrial as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 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):

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'26" W, along said East line, a distance of 930.43 feet to a point being the Southeast corner of the SW 1/4 SW 1/4 of said Section 25; thence N 89°52'23" W, along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 1310.46 feet; thence S 89°51'42' E, along a line 10.00 feet South of and parallel with, the North line of the SW 1/4 SW 1/4 of said Section 25, a distance of 186.07 feet; thence S 00°01'26" W, along a line 10.00 feet

West of and parallel with, the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 380.02 feet; thence S 89°58'34" E, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 253,139 Square Feet or 5.811 Acres, more or less, as described, and as depicted on attached Exhibit A.

INTRODUCED on first reading this 2nd day of May 2018 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of May 2018 and ordered published in pamphlet form.

ATTEST:



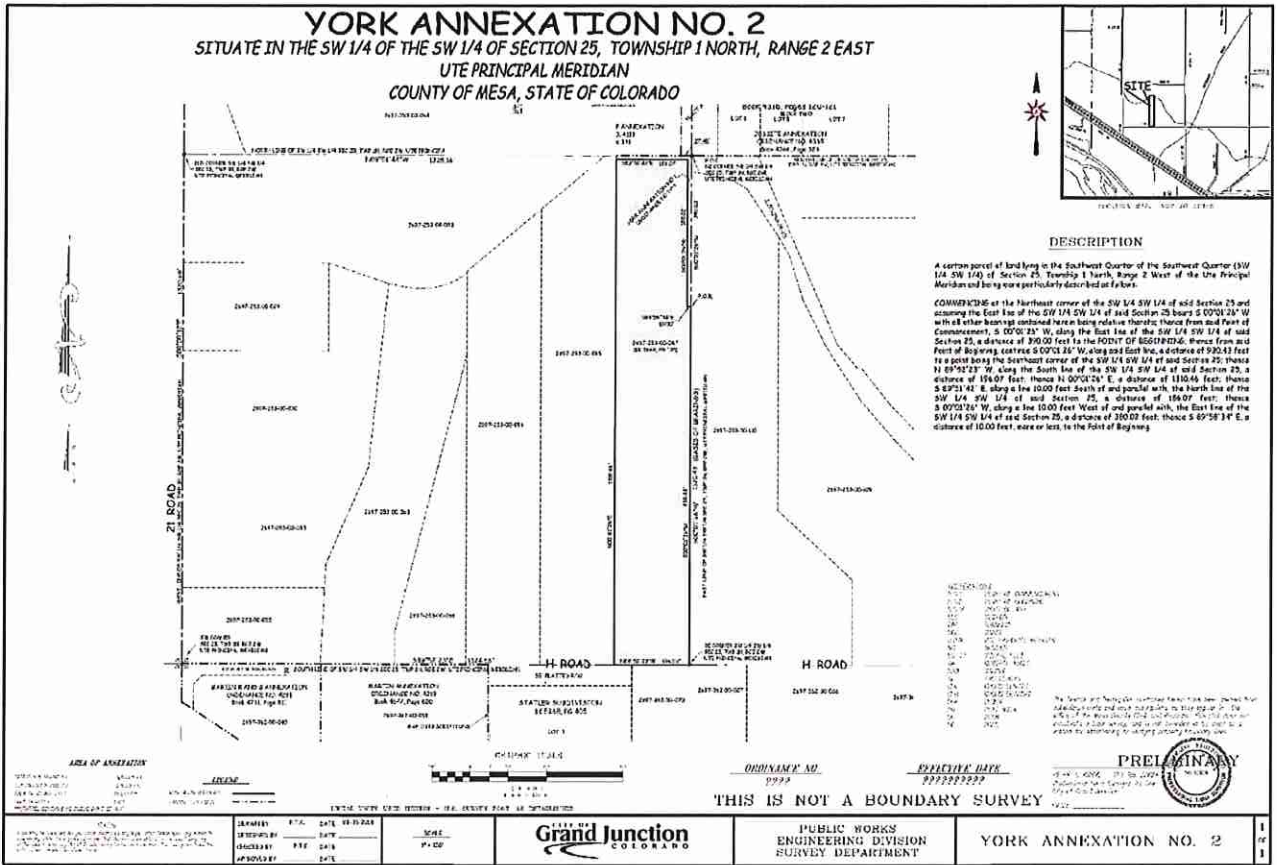
President of the Council



City Clerk



Exhibit A



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4801 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of May 2018 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 16th day of May 2018, at which Ordinance No. 4801 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of May 2018.

W Winkelman

City Clerk

Published: May 4, 2018
Published: May 18, 2018
Effective: June 17, 2018

