

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2946

Ordinance Zoning the Bookcliff Technological Park Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Bookcliff Technological Park Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Planned Industrial (PI) zoning with land uses being subject to industrial/commercial uses as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Industrial (PI) zone district with land uses being subject to industrial/commercial uses (consistent with current selection criteria of Mesa County Economic Development Council for relocation prospects) as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site be established.

The City Council finds that the Planned Industrial (PI) zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property be zoned Planned Industrial (PI):

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centerline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

Introduced on first reading this 21st day of August, 1996.

PASSED and ADOPTED on second reading this 4th day of September, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk