

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2957

Ordinance Zoning the High Country Business Park Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the High Country Business 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 Light Industrial (I-1) zoning and approval of the Public Zone (PZ) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district and the Public Zone (PZ) zone district be established.

The City Council finds that the I-1 and PZ 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 Light Industrial (I-1):

A parcel of land situate in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point; thence along a line as described in Book 2028 at Page 109 of the records of the Mesa County Clerk and Recorder; thence along said line the following 2 courses:

- 1) N 41°34'57" W a distance of 246.70 feet;
- 2) N 52°22'41" W a distance of 364.79 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 847.24 feet to a point on the southwesterly right-of-way line for River Road; thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 89°56'10" W along the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 692.03 feet to the point of beginning.

The following described property be zoned Public Zone (PZ):

A parcel of land situate in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River and True Point of Beginning of the parcel described herein; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N 80°55'52" W a distance of 76.01 feet;
- 2) N 53°30'26" W a distance of 229.15 feet;
- 3) N 51°11'13" W a distance of 303.64 feet;
- 4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 203.75 feet to a point on a line as described in Book 2028 at Page 109 of the records of the Mesa County Clerk and Recorder; thence along said line the following 2 courses:
 - 1) S 52°22'41" E a distance of 364.79 feet;
 - 2) S 41°34'57" E a distance of 246.70 feet to the point of beginning.

Introduced on first reading this 16th day of October, 1996.

PASSED and ADOPTED on second reading this 6th day of November, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

(highzone.ord)