

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2980

Ordinance Zoning the Hytech Hydronics Systems, Inc., Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Hytech Hydronics Systems, Inc. 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 the Light Industrial (I-1) zone district.

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

The City Council finds that the Light Industrial (I-1) 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 West 60 feet of Lot 10 of Riverside Subdivision, Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southwest corner of Lot 10 of said Riverside Subdivision; thence N 00°00'00" E along the west line of said Lot 10 a distance of 325.32 feet to a point on the south line of Lot 1 of Matthews Subdivision (said south line also being the north bank of the Colorado River); thence S 84°29'56" E along the south line of said Lot 1 a distance of 60.19 feet to a point on the east line of the west 60 feet of Lot 10 of said Riverside

Subdivision; thence S 00°00'00" W along said east line a distance of 319.54 feet to a point on the south line of Lot 10 of said Riverside Subdivision; thence N 90°00'00" W along the south line of said Lot 10 a distance of 60.00 feet to the point of beginning.

Introduced on first reading this 5th day of February, 1997.

PASSED and ADOPTED on second reading this 19th day of February, 1997.

/s/ Linda Afman

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Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk