

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3106

ZONING THE STEEL, INC. ANNEXATION
LOCATED AT 2189 RIVER ROAD TO I-2

Recitals.

The Steel, Inc. facility located at 2189 River Road is in the process of being annexed to the City of Grand Junction. A rezone from the Mesa County zoning of Planned Industrial (PI) to the City Heavy Industrial (I-2) zone district is proposed. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan*. City Council also finds that the requirements for a rezone and Zone of Annexation as set forth in Sections 4-4-4 and Section 4-11 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its February 9, 1999 hearing, recommended approval of the rezone request from PI to I-2.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED HEAVY INDUSTRIAL (I-2):

Beg N 33 deg 02' 08 sec West 1572.48 Feet and North 63 deg 10' 49 sec East 34.53 Feet and North 63 deg 10' 49 sec East 333.84 Feet and South 56 deg 31' East 219.05 Feet from SE Cor Section 36 1N 2W S 33 deg 44' 18 sec West 288.96 Feet South 56 deg 40' 18 sec East 401.44 Feet North 33 deg 44' 18 sec East 287.88 Feet North 56 deg 31' West 401.44 Feet to Point of Beginning containing 2.66 acres.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of February, 1999.

PASSED on SECOND READING this 3rd day of March, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of Council