

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3123

ZONING OF THE WESTERN SLOPE WAREHOUSE ANNEXATION  
LOCATED WEST OF 28 ROAD AND SOUTH OF D ROAD

Recitals:

The Western Slope Warehouse Annexation consists of 5.86 acres at 380 28 Road. Pursuant to the Persigo Agreement, the property is being annexed because of a proposed warehouse to be built on the site. The proposed zoning is I-2 (Heavy Industrial), which is consistent with the Growth Plan designation and would allow the proposed warehouse use. The Grand Junction Planning Commission, at its March 9, 1999 hearing, recommended approval of the I-2 zoning.

The City Council finds that the zone of annexation complies with the criteria as set forth in sections 4-4-4 and 4-11 of the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE WESTERN SLOPE WAREHOUSE ANNEXATION DESCRIBED BELOW IS HEREBY ZONED I-2:

A parcel of land situate in the NW 1/4 NW 1/4 of Section 19 Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/16 corner on the section line common with said Section 24 and said Section 19; thence N 00°21'33" W along the west line of the NW 1/4 NW 1/4 of said Section 19 a distance of 239.00 feet to a point; thence leaving said west line N 89°38'27" E a distance of 60.00 feet to a point on the east right of way line for 28 Road; thence N 00°21'33" W along the east right of way line for said 28 Road ( said east right of way line being 60.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 ) a distance of 423.40 feet to a point on the north line of the SW 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°38'27" E along the north line of said SW 1/4 NW 1/4 NW 1/4 a distance of 596.70 feet to the northeast corner of said SW 1/4 NW 1/4 NW 1/4; thence S 00°46'34" E along the east line of said SW 1/4 NW 1/4 NW 1/4 a distance of 453.41 feet to a point; thence leaving said east line S 89°38'27" W a distance of 209.00 feet to a point; thence N 00°21'33" W a distance of 30.00 feet to a point; thence S 89°38'27" W a distance of 391.00 feet to the point of beginning, containing 5.96 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 17<sup>th</sup> day of March, 1999.

PASSED on SECOND READING this 7<sup>th</sup> day of April, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of Council