

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3271

**Zoning the P.S. Substation Enclave Annexation
to Industrial Office Park (I-O)**

Located at the SW Corner of 25 ½ Road and F ½ Road

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an I-O zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-O zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned Industrial Office Park (I-O) zone district

Includes the following tax parcel 2945-033-00-158

A parcel of land situate in the NE 1/4 SW 1/4 of Section 3, 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 C 1/4 corner of Section 3; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 30.00 feet to a point; thence S 00°00'00" W a distance of 20.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along the west right of way line for 25 1/2 Road a distance of 315.00 feet to a point; thence leaving said west right of way line N 90°00'00" W a distance of 295.00 feet to a point; thence N 00°00'00" E a distance of 315.00 feet to a point on the south right

of way line for F 1/2 Road; thence N 90°00'00" E along said south right of way line a distance of 295.00 feet to the point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this 5th day of July, 2000.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk