

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3307**

**Zoning the Mesa Moving Annexation to I-2 (Heavy Industrial)**

**Located at 2225 River Road & 681 Railroad Boulevard**

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-2 (Heavy Industrial) zone district to this annexation.**

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-2 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 the I-2 (Heavy Industrial) zone district**

Includes the following tax parcels #2945-062-04-003 & 2945-062-04-005

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
MESA MOVING ANNEXATION**

A parcel of land situate in the NW 1/4 of Section 6, Township 1 South, Range 1 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of Block One of Railhead Industrial Park as Amended, whence the N 1/4 corner of Section 6, Township 1 South, Range 1 West bears N 56°31'00" W a distance of 628.81 feet & N 89°44'57" E a distance of 933.17 feet; thence N 56°31'00" W along the southwesterly right of way line for River Road a distance of 70.00 feet to the True Point of Beginning of the parcel described herein; thence leaving the southwesterly right of way line for said River Road S 14°46'37" E a distance of 100.00 feet to a point on the westerly right of way line for Railroad

Boulevard; thence 282.38 feet along the westerly right of way line for said Railroad Boulevard and arc of a curve concave to the east, having a radius of 482.24 feet, a delta angle of 33°33'00" and a long chord bearing S 08°46'23" W a distance of 278.36 feet to a point; thence along the southwesterly line of Block One of said Railhead Industrial Park as Amended the following 2 courses:

1) 22.97 feet along the arc of a curve concave to the northeast, having a radius of 478.34 feet, a delta angle of 02°45'06" and a long chord bearing N 57°53'32" W a distance of 22.97 feet to a point;

2) N 56°31'00" W a distance of 1019.82 feet to a point;

thence leaving the southwesterly line of said Block One N 33°29'00" E a distance of 320.00 feet to a point on the southwesterly right of way line for said River Road; thence N 33°29'00" E a distance of 368.11 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50 ( I70B ); thence S 56°31'00" E along said northeasterly right of way line a distance of 844.24 feet to a point on the section line common with Section 31, Township 1 North, Range 1 West and Section 6, Township 1 South, Range 1 West; thence S 89°44'57" W along said section line a distance of 576.22 feet to a point on the southwesterly right of way line for the Southern Pacific Transportation Railroad; thence S 56°31'00" E along said southwesterly right of way line a distance of 486.77 feet to a point; thence leaving said southwesterly right of way line S 33°29'00" W a distance of 48.11 feet to the point of beginning.

Introduced on first reading this 18<sup>th</sup> day of October, 2000.

Continued on the 1<sup>st</sup> day of November, 2000.

PASSED and ADOPTED on second reading this 15th day of November, 2000.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Stephanie Nye  
City Clerk