

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3338**

**ZONING THE BERTHOD ANNEXATION TO LIGHT INDUSTRIAL (I-1)  
LOCATED AT 2982 GUNNISON AVENUE**

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-1 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 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 Light Industrial (I-1) zone district**

Includes the following tax parcel 2943-171-07-010

**BERTHOD ANNEXATION**

Lot 10, Banner Industrial Park (Plat Book 11, Page 362) Situate in the SE 1/4 NE 1/4, Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado

Introduced on first reading this 4<sup>th</sup> day of April, 2001.

PASSED and ADOPTED on second reading this 18th day of April, 2000.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk