

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3353

**ORDINANCE ZONING THE C&K ANNEXATION TO LIGHT INDUSTRIAL, I-1
ZONE DISTRICT, AND CSR ZONE DISTRICT, LOCATED AT 2521 RIVER 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 a Light Industrial, I-1 and Community Service and Recreation, CSR zone districts to this annexation for the following reasons:

- The zone districts meet the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.
- The zone districts meet the criteria found in Section 2.6(A) of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial, I-1, and Community Service and Recreation, CSR zone districts be established.

The Planning Commission and City Council find that the Light Industrial, I-1, and Community Service and Recreation, CSR zoning is in conformance with the stated criteria of Section 2.6(A) of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned Light Industrial, I-1 zone district:

2945-103-11-156

BEG 294.66FT S OF NW COR SW4SW4 SEC 10 1S 1W S 40DEG47' E ALG S LI CO D439.26FT S 49DEG13' W TO W LI SEC 10 N TO BEG EXC PT THAT MAY LIE W OF A LIDESC IN B-2040 P-525 MESA CO RECDS

2945-103-28-004

LOT 4 REDCO INDUSTRIAL PARK SEC 10 1S 1W

2945-103-28-005

LOT 1 REDCO INDUSTRIAL PARK SEC 10 1S 1W EXC THAT PT LYG S & W OF A LI DESC INB-2040 P-524 MESA CO RECDS

2945-103-28-006

LOT 2 REDCO INDUSTRIAL PARK SEC 10 1S 1W EXC THAT PT LYG S & W OF A LI
DESC INB-2040 P-524 MESA CO RECDS
2945-103-28-007

LOT 3 REDCO INDUSTRIAL PARK SEC 10 1S 1W EXC THAT PT LYG S & W OF A LI
DESC INB-2040 P-524 MESA CO RECDS

**The following property shall be zoned Community Service and Recreation, CSR
zone district:**

2945-103-28-945
THAT PT OF SW4SW4 SEC 10 1S 1W LYG S & W OF A LI DESC IN B-2040 P-524/525
MESACO RECDS

Introduced on first reading this 16th day of May, 2001.

PASSED and ADOPTED on second reading this 6th day of June, 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk