

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3358

ZONING A PARCEL OF LAND KNOWN AS  
THE LASER JUNCTION ANNEXATION, LOCATED  
AT 2547 RIVER ROAD INCLUDING A PORTION OF THE RIVER TRAIL

Recitals.

A rezone from the County Industrial zone district to the Light Industrial zone district and the Community Services and Recreation zone district has been requested for the properties located at 2547 River Road, including a portion of the River Trail. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* ( Commercial/Industrial). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its June 19, 2001 hearing, recommended approval of the rezone request from the County Industrial zone district to the Light Industrial and Community Services and Recreation zone districts.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE LIGHT INDUSTRIAL (I-1) AND COMMUNITY SERVICES AND RECREATION (CSR) ZONE DISTRICTS:

A parcel of land situated in the N ½ of the NW ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at a point whence the Northeast corner of said Section 15 bears 734.32 feet North 0°40' West along the west line of the NE ¼ of the NW ¼ of said Section 15 and 3967.8 feet South 89°50' East along the North line of said section 15; thence North 84°29' East 170.54 feet, more or less, to the County Road; Thence South 40°47' East 160.48 feet along the County Road; Thence South 84°29' West 1176.54 feet, more or less, to the Colorado River; thence North 46°10' West 203.10 feet along the Colorado River; thence South 89°52' East 234.27 feet; Thence North 84°29' East 812.51 feet, more or less, to the Point of Beginning; as described in Book 2775 at Page 344 Mesa County records and including that parcel of land conveyed to the City of Grand Junction in the instrument recorded January 10, 1994 in Book 2040 at Page 526, Mesa County records.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of June, 2001.

PASSED on SECOND READING this 18th day of July, 2001.

/s/ Cindy Enos-Martinez  
President of Council

ATTEST:

/s/ Stephanie Nye  
City Clerk