

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4581

**AN ORDINANCE ZONING THE ROCK SHOP ENCLAVE ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

**SOUTH OF D ROAD, EAST OF S. 15TH STREET AND
SOUTH OF THE RIVERSIDE PARKWAY ON BOTH SIDES OF 27 1/2 ROAD,
NORTH OF LAS COLONIAS PARK**

Recitals

The Rock Shop Enclave Annexation has been initiated by the City of Grand Junction ("City") pursuant to the 1998 Persigo Agreement with Mesa County ("Agreement"). With the annexation of the property included in the Brady Trucking Annexation on May 20, 2007, the area is enclaved. The terms of the Agreement state that an "enclaved" area shall be annexed into the City. ("Enclaved" means that an unincorporated area is completely surrounded by the City.)

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) implements the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Industrial, and Commercial/Industrial south of Ruby/Winters Avenue.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Rock Shop Enclave Annexation to the I-1 (Light Industrial) zone district, finding conformance with the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 (Light Industrial) zone district is in conformance with criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned I-1 (Light Industrial):

ROCK SHOP ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the West One-half (W 1/2) of the Northeast Quarter (NE 1/4) and the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL the lands contiguous with and bounded on all sides by the following City of Grand Junction Annexations recorded in the Public Records of Mesa County, Colorado:

1. Riverside Parkway Annexation No. 1, City of Grand Junction Ordinance No. 4319, as same is recorded in Book 4782, Page 921
2. Reimer Annexation, City of Grand Junction Ordinance No. 4341, as same is recorded in Book 4831, Page 495
3. D Road Annexation, City of Grand Junction Ordinance No. 3683, as same is recorded in Book 3766, Page 536
4. Indian Road Industrial Subdivision Annexation No. 2, City of Grand Junction Ordinance No. 3677, as same is recorded in Book 3763, Page 740
5. Foster Industrial Annexation, City of Grand Junction Ordinance No. 4175, as same is recorded in Book 4598, Page 556
6. Indian Wash Rentals Annexation, City of Grand Junction Ordinance No. 4147, as same is recorded in Book 4562, Page 641
7. South Fifteenth Street Annexation, City of Grand Junction Ordinance No. 2312, as same is recorded in Book 1615, Page 949
8. Brady Trucking Annexation, City of Grand Junction Ordinance No. 4067, as same is recorded in Book 4407, Page 413

CONTAINING 2,337,457 Square Feet or 53.66 Acres, more or less, as described.

LESS 3.84 acres (167,402 square feet) of Public Right-of-Way


INTRODUCED on first reading the 20th day of March, 2013 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 3rd day of April, 2013 and ordered published in pamphlet form.

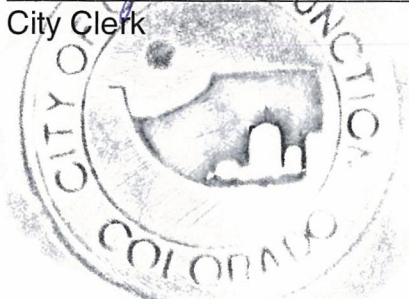
ATTEST:



President of the Council



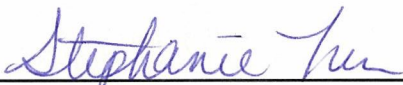
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4581 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of March, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of April, 2013, at which Ordinance No. 4581 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 10th day of April 2013.


Stephanie Tuin, MMC
City Clerk

Published: March 22, 2013
Published: April 5, 2013
Effective: May 5, 2013

