

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3406**

**ZONING THE GUNN ANNEXATION #1 and #2  
TO I-1 (Light Industrial)**

**LOCATED AT 2981 Gunnison Ave**

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 I-1 (Light Industrial) zone district**

**Includes the following tax parcel 2943-171-07-004**

**Lot 4, Banner Industrial Park, situate in the SE ¼ NE ¼ Section 17, T1S, R1E, Ute Meridian, County of Mesa, State of Colorado.**

Introduced on first reading this 6<sup>th</sup> day of March, 2002.

PASSED and ADOPTED on second reading this 20<sup>th</sup> day of March, 2002.

**Attest:**

/s/: Cindy Enos-Martinez  
President of the Council

/s/: Stephanie Tuin  
City Clerk