

ORDINANCE NO. 3457

**ZONING THE DM SOUTH ANNEXATION
TO B-1 (Neighborhood Business)**

LOCATED AT 511 30 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 an B-1 zone district to this annexation.

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

Includes the following tax parcel 2943-084-00-032

Beginning at a point 640' North of the Southeast corner of Section 8, T1S, R1E of the Ute Meridian, thence North 200', thence West 330', thence South 200', thence East 330' to the point of beginning, EXCEPT the East 50' thereof for roadway.

Introduced on first reading this 2nd day of October, 2002.

PASSED and ADOPTED on second reading this 16th day of October, 2002.

Attest:

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

/s/: Stephanie Tuin
City Clerk