

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4904

**AN ORDINANCE REZONING LOT 1, C.L.M. RIVER ROAD I SUBDIVISION
2389 RIVERSIDE PARKWAY (MAYS RENTAL PROPERTY) FROM PD
(PLANNED DEVELOPMENT) TO C-1 (LIGHT COMMERCIAL)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning the Mays Rental Property, Lot 1, C.L.M. River Road I Subdivision, to the C-1 (Light Commercial) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Village Center of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

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

Lot 1, C.L.M. River Road I Subdivision shall be zoned C-1 (Light Commercial).

Introduced on first reading this 5th day of February 2020 and ordered published in pamphlet form.

Adopted on second reading this 19th day of February, 2020 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor Pro Tem



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4904 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of February, 2020 and 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 19th day of February, 2020, at which Ordinance No. 4904 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 21st day of February, 2020.


Deputy City Clerk

Published: February 7, 2020
Published: February 21, 2020
Effective: March 22, 2020