

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4959

**AN ORDINANCE REZONING A PROPERTY OF 4.55 ACRES FROM A CSR
(COMMUNITY SERVICES & RECREATION) ZONE DISTRICT TO A C-2 (GENERAL
COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), which is designated by the Comprehensive Plan Future Land Use Map as having a Commercial Future Land Use, proposes that the property be rezoned from CSR (Community Services & Recreation) to C-2 (General Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval rezoning the property from CSR (Community Services & Recreation) to C-2 (General Commercial), finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial under the Comprehensive Plan as well as with the Comprehensive Plan's goals and policies and that the proposed C-2 (General Commercial) zoning is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that a C-2 (General Commercial) zone district, as proposed in City file no. RZN-2020-418, is consistent and is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and, the rezoning criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code; and, the applicable corridor guidelines and other overlay districts.

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

The following properties shall be rezoned C-2 (General Commercial):

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this 7th day of October, 2020 and ordered published in pamphlet form.

Adopted on second reading this 21st day of October, 2020 and ordered published in pamphlet form.

ATTEST:


Deputy City Clerk


Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4959 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of October 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 21st day of October 2020, at which Ordinance No. 4959 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 23rd day of October 2020.


Deputy City Clerk

Published: October 9, 2020
Published: October 23, 2020
Effective: November 22, 2020

