

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4965

AN ORDINANCE REZONING TWO PARCELS TOTALING 2.97 ACRES FROM I-O  
(INDUSTRIAL OFFICE) TO BP (BUSINESS PARK MIXED USE)

LOCATED AT THE SOUTHWEST CORNER OF FRACTURE LANE AND 25 ½ ROAD

Recitals:

The Applicant, David Forenza of Fracture Lane Development, LLC owns two parcels totaling approximately 2.97 acres of land at the southwest corner of the Fracture Lane and 25 ½ Road intersection (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Future Land Use Map as having a Commercial/ Industrial Future Land Use. The Applicant proposes that the property be rezoned from I-O (Industrial Office) to BP (Business Park Mixed Use).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the BP (Business Park Mixed Use) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial/Industrial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the BP (Business Park Mixed Use) zone district is in conformance with at least one of the stated criteria of Section 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:**

The following property shall be zoned BP (Business Park Mixed Use):

Lots 1 and 2 of Block 2 of the RMO Office Development, in Mesa County, Colorado, as recorded at Reception #1996367 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 4<sup>th</sup> day of November, 2020 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of November, 2020 and ordered published in pamphlet form.

ATTEST:

*W. W. Wilhelmson*

City Clerk



*C. E. Steve W. ...*

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4965 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of November 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 18<sup>th</sup> day of November 2020, at which Ordinance No. 4965 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 20<sup>th</sup> day of November 2020.

  
Deputy City Clerk

Published: November 6, 2020  
Published: November 20, 2020  
Effective: December 20, 2020

