

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5014

AN ORDINANCE REZONING ONE PARCEL TOTALING APPROXIMATELY 9.98 ACRES  
FROM I-2 (GENERAL INDUSTRIAL) TO I-1  
(LIGHT INDUSTRIAL) LOCATED AT 715 23 ½ ROAD

Recitals:

Peterson Bros Holdings, LLC (Owner) owns the parcel located at 715 23 ½ Road totaling approximately 9.98 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having an Industrial designation. The Owner proposes that the property be rezoned from I-2 (General Industrial) to I-1 (Light Industrial).

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 I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Industrial, 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 I-1 (Light Industrial) 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 I-1 (Light Industrial):

The NE1/4 SE1/4 SW1/4 of Section 32  
Township 1 North, Range 1 West of the Ute Meridian  
County of Mesa, State of Colorado

As recorded at Reception #2884083 in the records of the Mesa County Clerk and Recorder.

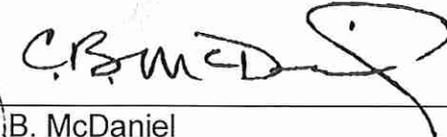
Introduced on first reading this 4<sup>th</sup> day of August, 2021 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of August, 2021 and ordered published in pamphlet form.

ATTEST:

  
Selestina Sandoval  
Deputy City Clerk



  
B. McDaniel  
President of City Council/Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5014 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 August 2021 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 August 2021, at which Ordinance No. 5014 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 August 2021.

  
Deputy City Clerk

Published: August 6, 2021  
Published: August 20, 2021  
Effective: September 19, 2021

