

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5033

AN ORDINANCE REZONING LOT 1, W.E.I. MINOR SUBDIVISION  
2150 HWY 6 AND 50 (RCLR PROPERTY) FROM I-1 (LIGHT INDUSTRIAL) TO  
C-2 (GENERAL 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 RCLR Property, Lot 1, W.E.I. Minor Subdivision, to the C-2 (General 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 Commercial 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-2 (General 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, W.E.I. Minor Subdivision, City of Grand Junction, Colorado, shall be zoned C-2 (General Commercial).

Introduced on first reading this 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

  
Deputy City Clerk

  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5033 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of October 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 20<sup>th</sup> day of October 2021, at which Ordinance No. 5033 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 22<sup>nd</sup> day of October 2021.

  
Deputy City Clerk

Published: October 8, 2021  
Published: October 22, 2021  
Effective: November 21, 2021

