

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5035

AN ORDINANCE REZONING LOT 1 WINTERS AVENUE INDUSTRIAL PARK AS
RECORDED AT RECEPTION NUMBER 1235164 AND VACATED RIGHT OF WAY AT
RECEPTION NUMBER 2550412, A ONE 4.91-ACRE PARCEL
FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)
LOCATED AT 1101 WINTERS AVENUE

Recitals:

Winters Building, LLC (Owner) owns the 4.91-acre parcel located at 1101 Winters Avenue (referred to herein and more fully described below as the "Property"). The Property is designated on the Comprehensive Plan Land Use Map as a Industrial. The Owner requests 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):

LOT 1 WINTERS AVENUE INDUSTRIAL PARK AS RECORDED AT RECEPTION NUMBER 1235164 AND VACATED RIGHT OF WAY AT RECEPTION NUMBER 2550412, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this 6th day of October, 2021 and ordered published in pamphlet form.

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

ATTEST:


Selestina Sandoval
Deputy City Clerk




C. B. McDaniel
President of City Council/Mayor