

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5079

AN ORDINANCE REZONING 8.27 ACRES OF LAND LOCATED AT THE  
NORTHEAST CORNER OF HORIZON DRIVE AND HILARIA AVENUE FROM I-O  
(INDUSTRIAL OFFICE TO C-1 (LIGHT COMMERCIAL))

Recitals:

EN-SIM Partnership LLC, Oxford Select Investors – Grand Junction LLC, and Mesa Junction, LTD (Owners) own three parcels totaling approximately 8.27 acres (Property) located at the northeast corner of Horizon Drive and Hilaria Avenue. The Property is designated by The Comprehensive Plan Land Use Map as *Commercial*. The Owner proposes that the Property be rezoned from I-O (Industrial Office) to C-1 (Light Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Property C-1 (Light Commercial) finding that the C-1 zone district conforms to and is consistent with the Comprehensive Plan Land Use designation of the *Commercial* designation, the Comprehensive Plan's goals, and policies, and is generally compatible with land uses located in the area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) 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 Property, described as follows, shall be zoned C-1 (Light Commercial):

A parcel of land situated in Lots 1 and 2 of Section 31, Township 1 North, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado described as:

Lot 2 and Lot 3, H & H Subdivision (Reception No. 2824156)

and also,

Lot 2, C H Four Commercial Park, Filing No. 3 (1431629), excepting therefrom that portion deeded to the City of Grand Junction recorded September 24, 2007, in Book 4520 at Page 159, Reception No. 2403199.

Introduced on first reading this 15<sup>th</sup> day of June 2022 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of July 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Anna M. Stout  
President of City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5079 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of June 2022 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 6<sup>th</sup> day of July 2022, at which Ordinance No. 5079 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 8<sup>th</sup> day of July 2022.

  
Deputy City Clerk

Published: June 17, 2022  
Published: July 8, 2022  
Effective: August 7, 2022

