

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5088

**AN ORDINANCE REZONING THE EAST 200 FEET OF THE SOUTH 97 FEET OF THE N1/2 S1/2 OF THE SE1/4 SE1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, EXCEPT RIGHT OF WAY AS DESCRIBED IN DEED RECORDED MAY 10, 2006 IN BOOK 4153 AT PAGE 66, COUNTY OF MESA, STATE OF COLORADO 1215 N 1<sup>ST</sup> ST FROM R-O (RESIDENTIAL OFFICE) TO C-1 (LIGHT 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 East 200 Feet Of The South 97 Feet Of The N1/2 S1/2 Of The Se1/4 Se1/4 Of Section 10, Township 1 South, Range 1 West Of The Ute Meridian, Except Right Of Way As Described In Deed Recorded May 10, 2006 In Book 4153 At Page 66, County Of Mesa, State Of Colorado, to the C-1 (Light Commercial) zone district. The Planning Commission found that the C-1 zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Medium 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-1 (Light 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:**

The East 200 Feet Of The South 97 Feet Of The N1/2 S1/2 Of The Se1/4 Se1/4 Of Section 10, Township 1 South, Range 1 West Of The Ute Meridian, Except Right Of Way As Described In Deed Recorded May 10, 2006 In Book 4153 At Page 66, County Of Mesa, State Of Colorado is and shall be zoned C-1 (Light Commercial) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 6<sup>th</sup> day of June 2022 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of July 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Abe Herman  
Mayor Pro Tem



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5088 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 July 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 20<sup>th</sup> day of July 2022, at which Ordinance No. 5088 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 July 2022.

  
Deputy City Clerk

Published: July 08, 2022  
Published: July 22, 2022  
Effective: August 21, 2022

