

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5100

**AN ORDINANCE REZONING LOT 1 OF BLUE HERON LAKE INDUSTRIAL PARK,
RECORDED AT RECEPTION NUMBER 2230829, A 6.15-ACRE PARCEL,
FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)
LOCATED AT 2415 BLUE HERON ROAD, GRAND JUNCTION, COLORADO**

Recitals:

JGMS Government Services, LLC (Owner) owns the 6.15-acre parcel located at 2415 Blue Heron Road (referred to herein and more fully described below as the "Property"). The Property is designated on the Comprehensive Plan Land Use Map as 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 §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 I-1 (Light Industrial):

LOT 1 BLUE HERON LAKE INDUSTRIAL PARK RECORDED AT RECEPTION
NUMBER 2230829, COUNTY OF MESA, STATE OF COLORADO.


Introduced on first reading this 7th day of September, 2022 and ordered published in pamphlet form.

Adopted on second reading this 21st day of September, 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. 5100 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of September 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 21st day of September 2022, at which Ordinance No. 5100 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 23rd day of September 2022.


Deputy City Clerk

Published: September 9, 2022
Published: September 23, 2022
Effective: October 23, 2022

