

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5103

AN ORDINANCE REZONING LOT 3, CALDWELL SUBDIVISION AT 609 24 RD
FROM C-2 (GENERAL COMMERCIAL) 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 Lot 3, Caldwell Subdivision to the C-1 (Light Commercial). The Planning Commission found that the MXR-3 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-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.

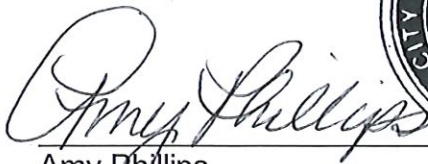
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Lot 3, Caldwell Subdivision is and shall be zoned C-1 (Light Commercial) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 5th day of October 2022 and ordered published in pamphlet form.

Adopted on second reading this 19th day of October, 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. 5103 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of October 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 19th day of October 2022, at which Ordinance No. 5103 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 21st day of October 2022.


Deputy City Clerk

Published: October 7, 2022
Published: October 21, 2022
Effective: November 20, 2022

