

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3966

**AN ORDINANCE ZONING THE CGVSD ANNEXATION TO
C-1**

LOCATED AT 541 HOOVER DRIVE

Recitals

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 CENTRAL GRAND VALLEY SANITATION DISTRICT (CGVSD) Annexation to the C-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 zone district is in conformance with the stated criteria of Section 2.6 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 be zoned C-1.

CENTRAL GRAND VALLEY SANITATION DISTRICT (CGVSD) ANNEXATION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Lot 4 of 31 Road Business Park as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado

Said parcel contains 0.94 acres (41,162 square feet), more or less, as described.

INTRODUCED on first reading this 16th day of August, 2006 and ordered published.

ADOPTED on second reading this 6th day of September, 2006.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk