

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5215**

**AN ORDINANCE REZONING APPROXIMATELY 0.43 ACRES FROM I-2  
(INDUSTRIAL GENERAL) TO CG (COMMERCIAL GENERAL) ZONE DISTRICT  
LOCATED AT 739 3RD AVENUE**

Recitals:

The property owner, NAK Property 2, LLC, proposes a rezone from I-2 (Industrial General) to CG (Commercial General) on a total of 0.43 acres located at 739 3<sup>rd</sup> Avenue.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from I-2 (Industrial General) to CG (Commercial General) for the property, finding that it is consistent with the 2020 One Grand Junction Comprehensive Plan Land Use Map designation of Commercial and the Comprehensive Plan's goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-2 (Industrial General) to CG (Commercial General) for the property is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the CG (Commercial General) zone district meets the stated criteria of Section 21.02.050(l)(3)(ii) of the Grand Junction Zoning and Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following property is hereby zoned CG (Commercial General):

A parcel of land being LOT 2, LOFFREDA SUBDIVISION, same as recorded at Reception No. 3080195, situated in Northeast 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.

Said parcel of land CONTAINING 18,774 Square Feet or 0.43 Acres, more or less.

**INTRODUCED** on first reading this 3rd day of April 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 17th day of April 2024 and ordered published in pamphlet form.



Anna M. Stout  
President of the City Council

ATTEST:



Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5215 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3<sup>rd</sup> day of April 2024 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 17<sup>th</sup> day of April 2024, at which Ordinance No. 5215 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 19<sup>th</sup> day of April 2024.

  
Deputy City Clerk

Published: April 05, 2024  
Published: April 19, 2024  
Effective: May 19, 2024

