

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4224

**AN ORDINANCE ZONING THE SUMMERS ANNEXATION TO
B-1 (NEIGHBORHOOD BUSINESS)
LOCATED AT 2144 BROADWAY**

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 Summers Annexation to the B-1 (Neighborhood Business) 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 B-1 (Neighborhood Business) 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 B-1 (Neighborhood Business).

SUMMERS ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township Eleven South, Range One Hundred and One West of the 6TH Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Lot One Monument Village Shopping Center, Filing 2, as same is recorded in Plat Book 15, Pages 59-60, public records of Mesa County, Colorado.
Said parcel contains 0.90 acres (39,167.17 sq. ft.), more or less, as described.

INTRODUCED on first reading the 14th day of April, 2008 and ordered published.

ADOPTED on second reading the 5th day of May, 2008.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Gregg Palmer
President of the Council