

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4297

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS
ANDY'S LIQUOR MART ADDITION
FROM R-O (RESIDENTIAL OFFICE) TO C-1 (LIGHT COMMERCIAL)
LOCATED AT 145 BELFORD AVENUE AND
925 AND 927 N. 2ND STREET**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning property known as the Andy's Liquor Mart Addition to the C-1 (Light Commercial) 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 & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following property be zoned C-1 (Light Commercial):

Parcel One: The South 1/2 of the East 1/2 of Lot 8 and the South 1/2 of Lots 9 through 12 in Block 12 of the City of Grand Junction.

Parcel Two: The North 1/2 of Lot 9 and the North 1/2 of the East 1/2 of Lot 8 in Block 12 of the City of Grand Junction.

Parcel Three: The North 1/2 of Lots 10, 11 and 12 in Block 12 of the City of Grand Junction.

Said property contains 0.324 acres, more or less, as described.

Introduced on first reading this 15th day of September, 2008 and ordered published.

Adopted on second reading this 29th day of September, 2008.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Gregg Palmer
President of the Council

