

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4316**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS  
THE THRAILKILL REZONE  
FROM R-R (RESIDENTIAL RURAL) TO C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 766 24 ROAD**

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 Merkel Annexation 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 and 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 and Development Code.

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

The following properties be zoned C-1 (Light Commercial).

the North 15 Acres of Lots 11 and 12 of said Pomona Park Subdivision, Less However, right of way for 24 Road and Interstate 70 right of way, as laid out and now in use.

**INTRODUCED** on first reading the 1st day of December, 2008 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of December, 2008.

ATTEST:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin  
City Clerk