

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4325

**AN ORDINANCE REZONING DERUSH MINI STORAGE UNIT PROPERTY
FROM C-2 (GENERAL COMMERCIAL) TO
I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2179 H 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 rezoning DeRush Mini Storage Unit property from C-2 (General Commercial) to the I-1 (Light Industrial) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the Future Land Use map of the Growth Plan, Commercial Industrial, and the Growth Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district to be established.

The Planning Commission and City Council find that the I-1 zoning 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 shall be rezoned I-1 (Light Industrial).

Parcel 1, Patterson Simple Subdivision No. 2

Introduced on first reading this 21st day of January, 2009 and ordered published.

Adopted on second reading this 6th day of February, 2009.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Gregg Palmer
Mayor