

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4355

**AN ORDINANCE REZONING TWO PARCELS OF LAND FROM
C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL)**

KNOWN AS THE TALL GRASS REZONE

LOCATED AT 2293 AND 2295 TALL GRASS DRIVE

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 the rezone request from C-2 (General Commercial) zone district to the I-1 (Light Industrial) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan designation of Commercial/ Industrial. City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW ARE HEREBY ZONED TO THE I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT:

Lots 2 and 3 in Grand West Business Park, located in NE ¼, Section 6, T1S, R1W, Ute Meridian, Mesa County, Colorado

Introduced on first reading on the 13th day of April, 2009

PASSED and ADOPTED on second reading this 4th day of May, 2009.

Attest:

/s/ Stephanie Tuin _____
City Clerk

/s/ Bruce Hill _____
President of the Council