

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4388

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

LOCATED AT 160 HILL AVENUE

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 property known as the Fuoco Rezone from R-O, (Residential Office) to the C-1, (Light Commercial) zone district, finding that it conforms with the recommended land use category of Commercial 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.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1, (Light Commercial) zone district be established.

The Planning Commission and City Council finds that the C-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 properties shall be rezoned C-1, (Light Commercial).

Lots 13 and 14, Block 33, City of Grand Junction

Introduced on first reading this 2nd day of November, 2009 and ordered published.

Adopted on second reading this 16th day of November, 2009.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of the Council