

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4415

**AN ORDINANCE REZONING ONE PARCEL OF LAND FROM
R-5 (RESIDENTIAL 5 UNITS PER ACRE) TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 29 ROAD AND G ROAD (TNG REZONE)

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 R-5 (Residential 5 units per acres) to C-1 (Light Commercial).

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, 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 PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE C-1 (LIGHT COMMERCIAL) ZONE DISTRICT:

Lot 1 in the TNG Subdivision, located in NW 1/4 NW 1/4 Section 5, T1S, R1E, Ute P.M. City of Grand Junction, County of Mesa, State of Colorado

Introduced on first reading on the 1st day of February, 2010.

PASSED and ADOPTED on second reading this 1st day of March, 2010.

/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk