

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4443**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FROM RESIDENTIAL  
MEDIUM (4 – 8 DU/AC) TO COMMERCIAL AND REZONING  
FROM R-8 (RESIDENTIAL – 8 DU/AC) TO C-1 (LIGHT COMMERCIAL)  
FOR THE CB & G REZONE**

**LOCATED AT 531 MALDONADO STREET**

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 changing the Comprehensive Plan designation from Residential Medium (4 – 8 du/ac) to Commercial and rezoning from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district for the CB & G rezone for the following reasons:

The zone district is an appropriate recommended land use category based on the terms of the Comprehensive Plan and the future land use map. The Comprehensive Plan's goals and policies are generally compatible with the change to Commercial as an appropriate land use considering the surrounding area. The same goals and policies support the zone district of C-1 for the property.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Commercial and the C-1 zone district are in conformance with the stated criteria in the Comprehensive Plan for an Amendment to the Land Use Map and Title 21 Section 02.140 and 02.130 of the Grand Junction Municipal Code.

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

The following property shall be designated Commercial on the Comprehensive Plan and rezoned C-1, (Light Commercial):

Lot 10, Block 6, Six and Fifty West Subdivision, Filing No. Two, City of Grand Junction, County of Mesa, State of Colorado.

Introduced on first reading this 1<sup>st</sup> day of November, 2010 and ordered published.

Adopted on second reading this 17<sup>th</sup> day of November, 2010.

ATTEST:

/S/: Stephanie Tuin  
City Clerk

/s/: Bonnie Beckstein  
Mayor Pro Tem