

ORDINANCE NO. 4481

**AN ORDINANCE REZONING FROM MU (MIXED USE) TO BP, (BUSINESS PARK)
FOR THE COMMUNITY HOSPITAL REZONE
LOCATED AT 2373 G 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 the Community Hospital property from MU (Mixed Use) to the BP (Business Park) 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 Comprehensive Plan, CI (Commercial/Industrial) and the Comprehensive 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 BP zone district to be established.

The Planning Commission and City Council find that the BP zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be rezoned BP (Business Park).

A parcel of land described as follows: the NW 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT the West 16.5 feet thereof; County of Mesa, State of Colorado; and

A parcel of land described as follows: the West 16.5 feet of NW 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; Mesa County, Colorado.

Said parcels contain 39.48 acres more or less.

Introduced on first reading this 15th day of August, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 7th day of September, 2011 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor