

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4634

**AN ORDINANCE ZONING THE GSI ANNEXATION
TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 543 31 ROAD

Recitals

The 0.707 acre GSI Annexation consists of one (1) parcel located at 543 31 Road. The property owner has requested annexation into the City and a zoning of C-2 (General Commercial). Under the 1998 Persigo Agreement between the City and Mesa County, certain proposed commercial development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of C-2 (General Commercial) implements the Comprehensive Plan Future Land Use Map, which has designated the property as Commercial.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the GSI Annexation to the C-2 (General Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 (General Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned C-2 (General Commercial).

GSI ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Lot 8, 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado.

INTRODUCED on first reading the 18th day of June, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the 2nd day of July, 2014 and ordered published in pamphlet form.

ATTEST:-




Stephanie M. [Signature]

President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4634 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of June, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of July, 2014, at which Ordinance No. 4634 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of July, 2014.



Stephanie Tuin, MMC
City Clerk

Published: June 20, 2014
Published: July 4, 2014
Effective: August 3, 2014

