

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4635

**AN ORDINANCE REZONING 0.728 ACRES
FROM C-1 (LIGHT COMMERCIAL)
TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 543 31 ROAD

Recitals:

The subject property was platted as Lot 1 of 31 Road Business Park in 1981 and was annexed to the City in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building and also owned the adjacent, vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel.

The current property owner has remodeled the former church into offices for GeoStabilization International (GSI). The owner has requested annexation of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with these new offices; this request will be considered separately as ANX-2014-170.

In order to maintain consistency of zoning for the property, which includes both lots, staff recommended that the applicant consider rezoning Lot 1 to C-2 (General Commercial). The proposed rezone would in no way impact the previously approved conversion to office space, as offices are an allowed use in the C-2 zone.

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 property from the C-1 (Light Commercial) to the C-2 (General Commercial) 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, Commercial, 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 C-2 (General Commercial) zone district to be established.

The Planning Commission and City Council find that the C-2 (General Commercial) zoning 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 shall be rezoned C-2 (General Commercial):

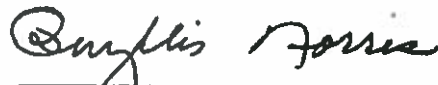
A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1, 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 order published in pamphlet form.






Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4635 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. 4635 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

