

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4683**

**AN ORDINANCE REZONING THE LOJO PARTNERSHIP LLP PROPERTY
FROM I-1 (LIGHT INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL)
LOCATED AT 821 1ST AVENUE**

Recitals:

The applicant, LOJO Partnership LLP, wishes to rezone an unplatted 0.26 +/- acre parcel of land from I-1 (Light Industrial) to C-2 (General Commercial) in anticipation of future general commercial development.

The existing property is located at the intersection of 1st Avenue and S. 8th Street and is currently vacant. The applicant desires to create a subdivision plat to consolidate all seven (7) properties that the applicant owns into one (1), 5.26 +/- acre lot, located between South Avenue and the railroad tracks and from S. 7th Street to S. 8th Street (City file # SSU-2015-337). The applicant also wishes to vacate City alley rights-of-way (City file # VAC-2015-289) located internally to the proposed subdivision in anticipation of marketing or development on the newly created lot.

As part of the lot consolidation subdivision application, the City is recommending the subject property be rezoned to be consistent with adjacent zoning prior to recording of the new subdivision plat.

The Comprehensive Plan Future Land Use Map designation is Commercial/Industrial which is compatible with the C-2 (General Commercial) zone district.

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 LOJO Partnership LLP property from I-1 (Light Industrial) 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/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 C-2 zone district to be established.

The Planning Commission and City Council find that the C-2 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development 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).

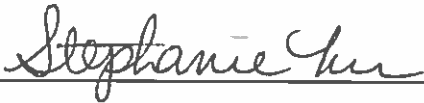
Beginning at a point whence the Northeast corner of Block 4 of Milldale Subdivision bears N 89°27'30" E 480.8 feet; thence N 89°27'30" E 68.0 feet; thence South 159.34 feet, more or less, to a point on the Northerly right of way line of the Denver and Rio Grande Western Railroad Company; thence Southwesterly along said Northerly right of way line to the intersection of said line with the East line of Block 5 of said Milldale Subdivision; thence North 180.0 feet, more or less, to the Point of Beginning.

Said parcels contain 0.265 +/- acres (11,544 +/- square feet), more or less, as described.

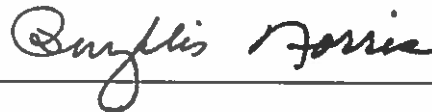
Introduced on first reading this 21st day of October, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4th day of November, 2015 and ordered published in pamphlet form.

ATTEST:



City Clerk



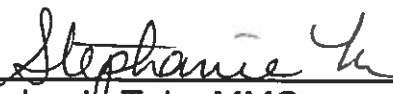
President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 46823 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of October, 2015 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 4th day of November, 2015, at which Ordinance No. 4683 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 6th day of November, 2015.


Stephanie Tuin, MMC
City Clerk

Published: October 23, 2015
Published: November 6, 2015
Effective: December 6, 2015

