

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4706

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

LOCATED AT 2757 HIGHWAY 50

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the PIA 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 and is generally compatible with land uses located in the surrounding area. 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).

PIA ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

That certain property as described at Book 5440 Page 302, recorded with the public records of the Mesa County Clerk and Recorder

INTRODUCED on first reading the 1st day of June, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of June, 2016 and ordered published in pamphlet form.

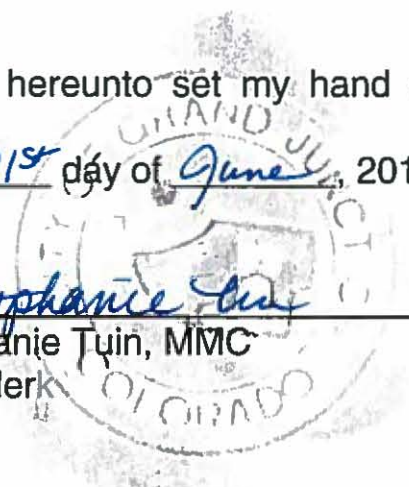
Quyllis Norris
President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4706 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of June, 2016 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 15th day of June, 2016, at which Ordinance No. 4706 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 21st day of June, 2016.


Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Published: June 3, 2016
Published: June 17, 2016
Effective: July 17, 2016