

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4747

**AN ORDINANCE REZONING LOT 241, HERITAGE HEIGHTS, FILING ONE
PROPERTY FROM R-8 (RESIDENTIAL – 8 DU/AC) TO
I-O (INDUSTRIAL OFFICE PARK)**

LOCATED AT 637 25 ROAD

Recitals:

The applicant, Heritage Estates LLC, wishes to rezone a 0.95 +/- acre property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district in anticipation of industrial office park development for the purpose of establishing a general office.

The existing property is part of the Heritage Heights residential subdivision and contains a modular office building that was moved to the site in 2014 to serve as a temporary office/construction trailer in conjunction with the development of Heritage Heights subdivision. The applicant now desires to operate the temporary office/construction trailer as a general office and legitimize the existing land use on the property.

The Comprehensive Plan Future Land Use Map designation is Residential Medium High (8 – 16 du/ac) but as part of the rezone request the Comprehensive Plan Future Land Use Map is requested to be changed to Commercial/Industrial.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction City Council recommended approval of rezoning the Heritage Estates LLC property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office 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, proposed 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 I-O zone district to be established.

The City Council finds that the I-O 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 I-O (Industrial/Office Park).

Lot 241, Heritage Heights, Filing One

Said parcels contain 0.95 +/- acres (41,443.16 sq. ft.), more or less, as described.


Introduced on first reading this 19th day of April, 2017 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of May, 2017 and ordered published in pamphlet form.

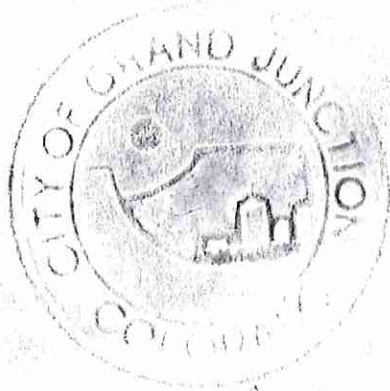
ATTEST:



City Clerk



Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4747 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of April, 2017 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 3rd day of May, 2017, at which Ordinance No. 4747 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 11th day of May, 2017.

Stephanie Tuin
Stephanie Tuin, MMC
City Clerk



Published: April 21, 2017
Published: May 5, 2017
Effective: June 4, 2017