

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4807**

**AN ORDINANCE ZONING THE 519 30 ROAD  
TO C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 519 30 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning 519 30 Road to the C-1 (Light 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-1 (Light 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-1 (Light Commercial).

519 30 ROAD

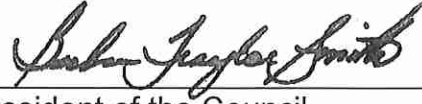
BEGINNING AT A POINT 840 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN; THENCE NORTH 200 FEET; THENCE WEST 330 FEET; THENCE SOUTH 200 FEET; THENCE EAST 300 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM A 30 FOOT RIGHT OF WAY ALONG THE EAST SIDE OF SAID PROPERTY FOR ROADWAY OR RAILWAY PURPOSES, AS EXCEPTED IN WARRANTY DEED RECORDED AUGUST 19, 1968 IN BOOK 926 AT PAGE 16; ALSO EXCEPTING THEREFROM THE EAST 20 FEET OF THE PARCEL DESCRIBED IN WARRANTY DEED SEPTEMBER 14, 1970 IN BOOK 950 AT PAGE 363, AS CONVEYED TO THE COUNTY OF MESA, BY QUIT CLAIM DEED RECORDED MARCH 18, 1983 IN BOOK 1421 AT PAGE 569. COUNTY OF MESA, STATE OF COLORADO.

CONTAINING 55,756.8 Square Feet or 1.28 Acres, more or less, as described.

**INTRODUCED** on first reading the 6th day of June, 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading the 18<sup>th</sup> day of June, 2018 and ordered published in pamphlet form.

ATTEST:



\_\_\_\_\_  
President of the Council



\_\_\_\_\_  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4807 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of June 2018 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 18<sup>th</sup> day of June 2018, at which Ordinance No. 4807 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 18<sup>th</sup> day of June 2018.

  
\_\_\_\_\_  
City Clerk

Published: June 8, 2018  
Published: June 20, 2018  
Effective: July 20, 2018