

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4820

AN ORDINANCE REZONING TIMBERLINE BANK PROPERTY
FROM C-1 (LIGHT COMMERCIAL)
TO M-U (MIXED USE)

LOCATED AT 649 MARKET STREET

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Timberline Bank Property to the M-U (Mixed Use) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Village Center of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the M-U (Mixed Use) zone district is in conformance with at least one of 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 zoned M-U (Mixed Use):

Lot 1, Canyon View Marketplace as identified in Reception # 2298114 in the Office of the Mesa County Clerk and Recorder.

Introduced on first reading this 19th day of September, 2018 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of October, 2018 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4820 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 September, 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 3rd day of October, 2018, at which Ordinance No. 4820 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 4 day of October, 2018.



City Clerk

Published: September 21, 2018
Published: October 05, 2018
Effective: November 4, 2018