

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4838

**AN ORDINANCE REZONING THE WESTERN SLOPE PROPERTIES LLC
PROPERTIES FROM M-U (MIXED USE)
TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 746 23 1/2 ROAD

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 rezoning the proposed Western Slope Properties LLC properties to the C-2 (General Commercial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial/Industrial 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 C-2 (General Commercial) 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 properties shall be zoned C-2 (General Commercial):

PARCEL NO. 1

The N1/2 NW1/4 SE1/4 of Section 32,
Township 1 North, Range 1 West of the Ute Meridian;
EXCEPT the following parcel to wit:

Beginning at a point which is 2, 574.82 feet West and 1, 980 feet North of the SE corner of said Section 32;
thence East 174.24 feet;
thence North 250 feet;
thence West 174.24 feet;
thence South 250 feet to the Point of Beginning.

PARCEL NO. 2

All that part of the S1/2 SW1/4 NE1/4 of Section 32,
Township 1 North, Range 1 West of the Ute Meridian lying South of the Right of Way of Interstate 70,

All in County of Mesa, State of Colorado

also known by street and number as: 746 23 1/2 Road, Grand Junction, CO
81505

as identified in Reception # 2819186 in the Office of the Mesa County Clerk and
Recorder.

Introduced on first reading this 20th day of February, 2019 and ordered published in
pamphlet form.

Adopted on second reading this 6th day of March, 2019 and ordered published in pamphlet
form.

ATTEST:

W Winkelmann

City Clerk

Paul Jayles Smith

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4838 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of February, 2019 and 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 6th day of March, 2019, at which Ordinance No. 4838 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 March, 2019.


Deputy City Clerk

Published: February 22, 2019

Published: March 8, 2019

Effective: April 7, 2019