

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE No. 3110**

**Ordinance Zoning the Sonrise Church Annexations 1 & 2  
to a Light Commercial (C-1) district**

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 applying a heavy commercial (C-2) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 zone district be established.

The City Council finds that the C-1 zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

**The following parcel shall be zoned light commercial (C-1):**

Tax Parcel #2943-171-00-953

BEG S 709.56FT & N 89DEG57'07SEC W 311.44FT FR NE COR SEC 17 1S 1E S 279.76FTN 89DEG57'20SEC W 700FT N 279.82FT S 89DEG57'07SEC E 700FT TO BEG & BEG SE CORN2S2NE4NE4 SD SEC 17 W 229.3FT N 190FT E 229.3FT S TO BEG & BEG 229.3FT W OFSE COR N2S2NE4NE4 SD SEC 17 W 82.14FT N 190FT E 82.14FT S190FT TO BEG & BEG190FT N OF SE COR N2S2NE4NE4 SD SEC 17 W 311.44FT N 89.76FT E 311.44FT S89.76FT TO BEG EXC 40FT ROW ON E AS PER B-1454 P-772/773 & 776 MESA CO RECDS

Introduced on first reading this 20<sup>th</sup> day of January, 1999.

PASSED and ADOPTED on second reading this 17th day of March, 1999.

Attest:

/s/ Reford C. Theobold  
President of the Council Pro Tem

/s/ Stephanie Nye  
City Clerk