

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4974

**AN ORDINANCE REZONING FOUR PARCELS TOTALING 1.48 ACRES FROM B-1
(NEIGHBORHOOD BUSINESS) TO M-U (MIXED USE)**

LOCATED AT 518 28 ROAD

Recitals:

Concord Plaza LLC (Owner) owns four parcels totaling approximately 1.48 acres at 518 28 Road (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Future Land Use Map as having a Commercial Future Land Use. The Owner proposes that the property be rezoned from B-1 (Neighborhood Business) to M-U (Mixed Use).

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 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 Commercial 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, Lot 2, Tract A, and Tract B of the Omega Business Park, in Mesa County, Colorado, as recorded at Reception #1268706 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 16th day of December 2020 and ordered published in pamphlet form.

Adopted on second reading this 6th day of January 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmans
City Clerk

C. S. [Signature]
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4974 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of December 2020 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 January 2021, at which Ordinance No. 4974 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 January 2021.



Deputy City Clerk

Published: December 18, 2020
Published: January 08, 2021
Effective: February 7, 2021

