

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5028

AN ORDINANCE REZONING APPROXIMATELY 12.00 ACRES FROM I-1
(LIGHT INDUSTRIAL) TO C-2
(GENERAL COMMERCIAL) LOCATED AT 2211 HALLCO DRIVE

Recitals:

LSM Red Rock, LLC (Owner) owns the parcel located at 2211 Hallco Drive totaling approximately 12.00 acres (referred to herein and more fully described below as the "Property").

The Property is designated by the Comprehensive Plan Land Use Map as having a Commercial designation. The Owner proposes that the property be rezoned from I-1 (Light Industrial) to C-2 (General Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Property to the C-2 (General Commercial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Commercial, 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 Property, Lot 1 of Hallco II Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #2961244 in the records of the Mesa County Clerk and Recorder, shall be zoned C-2 (General Commercial).

Introduced on first reading this 6th day of October, 2021 and ordered published in pamphlet form.

Adopted on second reading this 20th day of October, 2021 and ordered published in pamphlet form.

ATTEST:


Selestina Sandoval
Deputy City Clerk




S.B. McDaniel
President of City Council/Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5028 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of October 2021 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 20th day of October 2021, at which Ordinance No. 5028 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 22nd day of October 2021.


Deputy City Clerk

Published: October 8, 2021
Published: October 22, 2021
Effective: November 21, 2021

