

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3439

**Ordinance Rezoning the Appleton Corners Property
Located at 797 24 Road
from Residential Single Family Rural (RSF-R)
to Neighborhood Business (B-1)**

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 Appleton Corners property to the Neighborhood Business (B-1) zone district for the following reasons:

- The zone district meets the recommended land use category as shown on the North Central Valley Plan future land use map and the Plan's goals and policies.
- The zone district meets the criteria found in Section 2.6.A of the Zoning and Development Code.

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

The Planning Commission and City Council find that the B-1 zoning is in conformance with the stated criteria of Section 2.6.A 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 rezoned to Neighborhood Business (B-1) zone district:

BEG at a pt 30' W of the NE corner of SEC 32, T1N, R1W, UM S 320.5', W 281.4', N1°47'E to the N line of SEC 32, E 260' POB.

Property owner shall comply with the design and development standards and guidelines for the B-1 zone district as adopted by the City of Grand Junction.

Introduced on first reading this 15th day of May, 2002.

PASSED and ADOPTED on second reading this 26th day of June, 2002.

/s/: Cindy Enos-Martinez
President of the Council

ATTEST:

/s/: Stephanie Tuin
City Clerk