

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4975

**AN ORDINANCE REZONING PROPERTY
FROM R-8 (RESIDENTIAL 8 DU/AC)
TO MXOC (MIXED USE OPPORTUNITY CORRIDOR)**

LOCATED AT 2572, 2574, 2576 AND 2580 PATTERSON 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 zoning 2572, 2574, 2576 and 2580 Patterson Road to the MXOC (Mixed Use Opportunity Corridor) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Mixed Use Opportunity Corridor 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 MXOC (Mixed Use Opportunity Corridor) 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 the MXOC (Mixed Use Opportunity Corridor):

2572 Patterson Road

Beginning at a point which is North 89°57' West 302.5 feet and 30 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;

Thence North 89°57' West 82.15 Feet;

Thence North 00°11' West 84.5 feet;

Thence South 89°57' East 82.15 feet;

Thence South 00°11' East 84.5 feet to the point of beginning,
County of Mesa, State of Colorado

2574 Patterson Road

Beginning at a point which is North 89°57' West 209.15 feet and 30 feet North of the Southeast Corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;

Thence North 89°57' West 93.35 feet;

Thence North 00°11' West 84.5 feet;

Thence South 89°57' East 93.35 feet;

Thence South 00°11' East 84.5 feet to the point of beginning.
County of Mesa, State of Colorado.

2576 Patterson Road

Beginning at a point which is North 89°57' West, 136.45 and 30 Feet North of the Southeast corner of the Southwest quarter of the Southeast quarter, section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57' West 70.5 feet;
Thence North 00°11' West 84.5 feet;
Thence South 89°57' East 70.5 feet;
Thence south 00°11' East 84.5 feet to the point of beginning.

2580 Patterson Road

Beginning at a point 203 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, in Township 1 South, Range 1 West of the Ute Meridian;
1 South, Range 1 West of the Ute Meridian; Thence East 7.5 feet;
Thence North 134 feet; Thence West 101.1 feet; Thence South 134 feet;
Thence East 93.6 feet to the point of beginning.

And

Commencing at the South ¼ Corner of Section 3, Township 1 South, Range 1 West, Ute Meridian from whence the Southeast Corner of said Section 3 bears South 89°57'00" East 2638.13 feet and all bearings contained herein to be relative thereto:
Thence South 89°57'00" East 1182.73 feet along the South line of said section 3; Thence North 00°11'00" West 30.00 feet to the true point of beginning;
Thence North 00°11'00" West 84.50 feet;
Thence North 89°57'00" West 246.00 feet;
Thence North 00°11'00" West 284.13 feet;
Thence North 80°27'21" East 389.23 feet;
Thence South 00°01'38" West 126.50 feet;
Thence North 90°00'00" West 93.60 feet;
Thence South 00°01'38" West 134.00 feet;
Thence North 90°00'00" East 93.60 feet;
Thence South 00°01'38" West 32.61 feet;
Thence North 89°49'00" East 7.65 feet;
Thence South 00°11'00" East 140.42;
Thence North 89°57'00" West 144.62 feet to the true point of beginning. County of Mesa, State of Colorado

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 Winkelmann
City Clerk

C. S. Steve W. Zeman
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4975 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. 4975 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

