

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5120

AN ORDINANCE REZONING APPROXIMATELY 2.11 ACRES FROM PD (PLANNED DEVELOPMENT) TO C-1 (LIGHT COMMERCIAL) LOCATED AT THE NORTHWEST CORNER OF PATTERSON ROAD AND 30 ROAD

Recitals:

Lucky You Properties, LLC, Property Owner, owns a parcel located at 2992 Patterson (northwest corner of Patterson Road and 30 Road) of approximately 2.11 acres (referred to herein and more fully described below as the "Property").

The Property is designated *Commercial* by the Comprehensive Plan Land Use Map and is currently zoned Planned Development (PD). The Property Owner proposes that the Property be rezoned from PD to Light Commercial (C-1).

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 C-1 zone district, finding that the C-1 zoning 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-1 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be zoned C-1 (Light Commercial):

Parcel No. 2943-054-00-113

BEGINNING at the Southeast corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian,

thence South 89°56'20" West 410.00 feet;

thence North 00°11'40" West 300.00 feet;

thence North 89°56'20" East 410.00 feet;

thence South 00°11'40" East 300 feet to the POINT OF BEGINNING;

EXCEPT that parcel conveyed to the County of Mesa in instrument recorded March 23, 1982, in Book 1363 at Page 261;

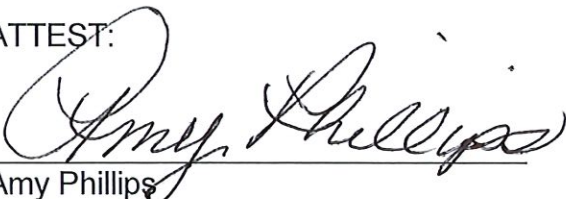
AND EXCEPT that parcel conveyed to the County of Mesa in instrument recorded December 16, 1998, in Book 2527 at Page 69.

Said parcel containing an area of 2.11 Acres, as herein described.

Introduced on first reading this 21st day of December 2022 and ordered published in pamphlet form.

Adopted on second reading this 4th day of January 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Anna Stout
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5120 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of December 2022 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 4th day of January 2023, at which Ordinance No. 5120 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 6th day of January 2023.


Deputy City Clerk

Published: December 23, 2022
Published: January 06, 2023
Effective: February 05, 2023

