

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3959

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE
PEAR STREET REZONE TO
C-1, LIGHT COMMERCIAL**

LOCATED AT 510 PEAR STREET

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Pear Street Rezone to the C-1, Light Commercial Zone District finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1, Light Commercial Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND
JUNCTION THAT:**

The following property be zoned C-1, Light Commercial

The North 240 feet of the West 110 feet of the E ½ SW ¼ SE ¼ SE ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian. EXCEPT the West 20 feet deeded to the City of Grand Junction, A Colorado Municipal Corporation in instrument recorded March 21, 1962 in Book 821 at Page 305.

CONTAINING 0.49 Acres (21,344 Sq. Ft.), more or less, as described.

Introduced on first reading the 2nd day of August, 2006 and ordered published.

ADOPTED on second reading this 16th day of August, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk