

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4080

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE WEST OURAY
REZONE TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 302 W. OURAY AVENUE

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 West Ouray Rezone to the C-1 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 and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 zone district is in conformance with the stated criteria of Section 2.6 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 be zoned C-1 (Light Commercial).

A parcel of land situate in the NE ¼ of Section 15, Township One South, Range One West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

All that part of Block one in Carpenter's Sub-division No.2, Reception Number 9732, Mesa County records, described as follows:

Lots 1 through 8, together with Lots 15 through 22, together with the vacated north-south alley, together with all that portion of the vacated east-west alley lying east of the westerly line of said Lot 15;

AND ALSO that portion of vacated street right-of-way described as follows: All that portion of vacated Ouray Avenue lying between Lots 15 through 22 in Block One of Carpenter's Sub-division No.2 and the northerly right-of-way line of Ouray Avenue as relocated, together with all that portion of vacated Peach Street lying north of the westerly extension of the northerly line of the east-west alley in said Block One.

CONTAINING 1.18 Acres (51,401 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 2nd day of May, 2007 and ordered published.

ADOPTED on second reading the 16th day of May, 2007.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk