

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4320

**AN ORDINANCE REZONING PROPERTY LOCATED AT 609 26 ½ ROAD KNOWN
AS ST. MARY'S ROSE HILL HOSPITALITY HOUSE
TO PD, PLANNED DEVELOPMENT BY AMENDING ORDINANCE NO. 3992 TO
INCLUDE THIS PROPERTY**

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 property located at 609 26 ½ Road to the PD, (Planned Development) zone district, and approving the outline development plan by amending Ordinance No. 3992 to include the parcel finding that the PD zone district and the ODP conform 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 and the ODP meet the criteria found in Sections 2.6 and 2.12 and Chapter Five of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that Ordinance 3992 should be amended and that the PD, (Planned Development) zone district and ODP are in conformance with the stated criteria of Section 2.6, Section 2.12 and Chapter Five of the Grand Junction Zoning and Development Code.

This PD Ordinance will establish the default zoning district, B-1, (Neighborhood Business).

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

Ordinance 3992 is amended to include the following parcel with the addition to the ODP for the parcel.

The following property be zoned PD, Planned Development

Commencing at a Mesa County Survey Marker for the N.E. Corner of the SE 1/4 SW ¼ of Section 2, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, from whence a Mesa County Survey Marker for the South 1/4 Corner of said Section 2 bears S00°01'25"W for a distance of 1314.69 feet; thence S00°01'25"W on the easterly line of the SE 1/4 SW 1/4 of said Section 2, 716.69 feet; thence S78°59'25"W 35.66 feet to the point of beginning; thence S00°01'25W, on the easterly right- of- way of 7th Street 160.82 feet; thence leaving said easterly right- of-

way line, N89°23'35"W 70.00 feet on the northerly line of P.D.C. Subdivision, Filing No. 2, to an angle point; thence, continuing on said northerly line, S66°32'56"W 196.23 feet to the east line of an alley; thence N00°01'25"E, on said alley, 31.04 feet to the northerly line of Fairmount Heights Subdivision; thence S68°46'25"W on said northerly line, 21.46 feet; thence N00°01'25"E 56.20 feet; thence N51°21'25"E 224.67 feet; thence N78°59'25"E 96.34 feet to the beginning.

Said parcel contains 0.80 +/- acres (34,848 +/- square feet), more or less, as described.

The default zone shall be B-1, (Neighborhood Business), with the property being utilized as a parking lot for the Rose Hill Hospitality House.

Ordinance 3992 with this amendment shall remain in full force and effect.

INTRODUCED on first reading the 7th day of January, 2009 and ordered published.

ADOPTED on second reading this 21st day of January, 2009.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk