

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4376

**AN ORDINANCE REZONING PARCELS OF LAND FROM
C-1 (LIGHT COMMERCIAL) TO B-2 (DOWNTOWN BUSINESS)
LOCATED BETWEEN UTE AND PITKIN AVENUES FROM S. 5TH STREET TO S. 6TH
STREET AND FROM S. 7TH STREET EAST APPROXIMATELY 230 FEET**

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 the rezone request from C-1 zone district to the B-2 zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Commercial. City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE B-2 (DOWNTOWN BUSINESS) ZONE DISTRICT:

A tract of land situate in the SW $\frac{1}{4}$ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

All of Lots 1 through 10, inclusive, all of Lots 11 through 13, inclusive, all of Lots 26 through 28, inclusive, in Block 137, TOGETHER WITH All of Block 139, City of Grand Junction, according to the Plat of Part of Second Division Resurvey as Amended, Plat Book 3, Page 21, Reception Number 54332 in the Office of the Mesa County Clerk and Recorder.

Introduced on first reading on the 3rd day of August, 2009

PASSES and ADOPTED on second reading this 17th day of August, 2009.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of the Council