

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4394**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS  
THE LANDMARK BAPTIST CHURCH REZONE  
FROM C-2 (GENERAL COMMERCIAL) TO C-1 (LIGHT COMMERCIAL)  
LOCATED AT 1600 UTE AVENUE**

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 property located at 1600 Ute Avenue 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 the property be zoned C-1 (Light Commercial):

BEG at a pt which lies S89°57'E 82.97 ft from the NW COR of the SE1/4 of the SW1/4 of SEC 13, T1S, R1W of the UM which has been reestablished according to a plat the East Main Street Subdivision of Grand Junction, CO, as being 89.13 ft South of the City Monument of the intersection of the West line of 15th Street extended and the South line of the alley between Main Street and Colorado Avenue; thence S47°52'E a DIS of 67.10 ft; thence along an arc of a curve to the left with a radius of 107.30 ft, a DIS of 430.6 ft (the chord of which bears N71°26'E a DIS of 427.8 ft) to a concrete ROW marker, thence N59°56'E a DIS of 415.30 ft, more or less, to a pt of intersection with the North line of said SE1/4 of the SW1/4 of said SEC 13, thence N89°57'W a DIS of 814.75 ft, more or less, to the POB. EXCEPT THEREFROM that portion thereof described as follows: BEG at a pt which bears S89°57'E 670.6 ft from the NW COR of the SE1/4 SW1/4 of SEC 13, T1S, R1W of the UM, thence S89°57'E 226.8 ft to the Northerly ROW of Colorado Highway 6 & 24, thence along said ROW S59°56'W 192.7 ft, thence N31°49'W 113.85 ft, to the POB, a part of the City of Grand Junction, all in Mesa County, Colorado.

Said the property contains 3.53 acres, more or less, as described.

Introduced on first reading this 16<sup>th</sup> day of November, 2009 and ordered published.

Adopted on second reading this 30<sup>th</sup> day of November, 2009.

ATTEST:

/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk