

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4433**

**AN ORDINANCE REZONING THE LEE/BELL PROPERTY  
FROM R-O (RESIDENTIAL OFFICE) TO  
B-2 (DOWNTOWN COMMERCIAL)**

**LOCATED AT 315 OURAY**

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 Lee/Bell property from R-O (Residential Office) to the B-2 (Downtown Commercial) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Downtown Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-2 zone district to be established.

The Planning Commission and City Council find that the B-2 zoning is in conformance with the stated criteria of Title 21 Section 02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned B-2 (Downtown Business).

Lots 3 and 4, Block 75, Grand Junction, CO

Also identified as Tax Parcel 2945-142-39-002

Introduced on first reading this 2<sup>nd</sup> day of August, 2010 and ordered published.

Adopted on second reading this 16<sup>th</sup> day of August, 2010.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Teresa A. Coons  
Mayor