

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4434**

**AN ORDINANCE REZONING ST. MARTIN'S PLACE VETERAN'S HOUSING FROM  
C-1 (LIGHT COMMERCIAL) TO B-2 (DOWNTOWN BUSINESS)**

**LOCATED AT 415 S 3<sup>rd</sup> STREET**

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 St. Martin's Place Veteran's Housing properties from C-1 (Light Commercial) to the B-2 (Downtown Business) 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 13, 14, 15 and 16, Block 145, City of Grand Junction

Also identified as Tax Parcel 2945-143-37-027

Introduced on first reading this 30<sup>th</sup> day of August, 2010 and ordered published.

Adopted on second reading this 13<sup>th</sup> day of September, 2010.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Teresa A. Coons  
Mayor