

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4653

**AN ORDINANCE REZONING THE BAKER'S BOUTIQUE PROPERTY
FROM CSR (COMMUNITY SERVICES AND RECREATION) TO
B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 726 24 ROAD

Recitals:

The applicant, Baker's Boutique, wishes to rezone an unplatted 0.86 +/- acre parcel of land from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) in anticipation of future commercial development for the purpose of establishing a retail business.

The existing single-family detached home and accessory structure on the property will ultimately be remodeled to accommodate the proposed business for Baker's Boutique. The property owner is requesting review of the rezone application in order to determine if the business can be located and zoned on this property.

The Comprehensive Plan Future Land Use Map designation is Park but as part of this rezone request the Future Land Use Map is requested to be changed to Village Center.

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 Baker's Boutique property from CSR (Community Services and Recreation) to the B-1 (Neighborhood 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, proposed Village Center 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-1 zone district to be established.

The Planning Commission and City Council find that the B-1 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned B-1 (Neighborhood Business).

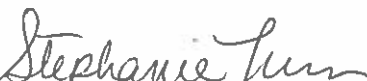
Beginning at the SW corner of Lot 31 and running thence North along the West boundary of said Lot 31, a distance of 145.80 feet; thence East 258 feet; thence South 145.80 feet to the South boundary of Lot 31; thence West 258 feet to the point of beginning.

All in Pomona Park, County of Mesa, State of Colorado.

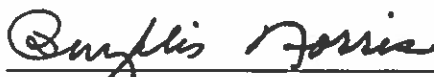
Introduced on first reading this 17th day of December, 2014 and ordered published in pamphlet form.

Adopted on second reading this 7th day of January, 2015 and ordered published in pamphlet form.

ATTEST:



City Clerk



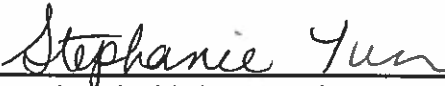
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4653 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of December, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 9th day of January, 2015, at which Ordinance No. 4653 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of January, 2015.


Stephanie Tuin, MMC
City Clerk

Published: December 19, 2014
Published: January 9, 2015
Effective: February 8, 2015

