

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4656

**AN ORDINANCE REZONING PROPERTY
FROM R-O (RESIDENTIAL OFFICE) TO
MXOC (MIXED USE OPPORTUNITY CORRIDORS)**

LOCATED AT 2872 PATTERSON ROAD

Recitals:

The applicant requests that the City rezone the property at 2872 Paterson Road from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors). The applicant is in the process of creating a site plan for the 1.415 acres in anticipation of future commercial development.

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 rezoning from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors) for the following reasons:

The zone district meets the Mixed Use Opportunity Corridor land use category as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan and is generally compatible with 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 MXOC zone district to be established.

The Planning Commission and City Council find that the MXOC 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 MXOC (Mixed Use Opportunity Corridors).

All that portion of the SE ¼ of Section 6, Township 1 South, Range 1 East of the Ute Meridian, described as follows:

Beginning at a point 1690 feet West of the Southeast Corner of said Section 6;

Thence north 264 feet;

Thence West 290 feet;

Thence South 264 feet;


Thence East 290 feet to the Point of Beginning;

EXCEPT the South 30 feet conveyed to the County of Mesa in Quit Claim Deed recorded August 18, 1977 in Book 1116 at Page 414;
AND EXCEPT the South 50 feet conveyed to the County of Mesa in Deed recorded March 23, 1982 in Book 1363 at Page 267.

County of Mesa, State of Colorado

Introduced on first reading this 18th day of February, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4th day of March, 2015 and ordered published in pamphlet form.


ATTEST

Stephanie Yu
City Clerk

Sam Ellis Davis
Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4656 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of February, 2015 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 4th day of March, 2015, at which Ordinance No. 4656 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 6th day of March, 2015.



Stephanie Tuin, MMC
City Clerk

Published: February 20, 2015
Published: March 6, 2015
Effective: April 5, 2015

