



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, FEBRUARY 22, 2011, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Not available at this time.

2. **Text Amendment to 21.02.110, CUP – Zoning Code Amendment** [Attach 2](#)
 Text amendment to Section 21.02.110, Conditional Use Permit, to allow an amendment to a CUP and to correct a scrivener's error that deleted specific terms related to Compatibility with Adjoining Properties.

FILE #: ZCA-2011-630
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

3. **Text Amendment to Section 21.04.030(i)(2)(iv) – Zoning Code Amendment** [Attach 3](#)
 Text amendment to Section 21.04.030(i)(2)(iv), Business Residence, to clarify the number of required parking spaces for a Business Residence.

FILE #: ZCA-2011-631
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

4. **Columbine Caregivers – Rezone – Continued from February 8, 2011** [Attach 4](#)
 Request a recommendation of approval to City Council to rezone 0.42 acres from R-4 (Residential 4 du/ac) to R-O (Residential Office) zone district.

FILE #: RZN-2011-483
PETITIONER: Michael McCormick – Mesa Management, LLC
LOCATION: 602 26 1/2 RD
STAFF: Scott Peterson

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

5. None

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 2
Text Amendment to 21.02.110, CUP

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: Feb. 22, 2011
PRESENTER: Lisa Cox, AICP

AGENDA TOPIC: ZCA-2011-630, Text Amendments to Section 21.02.110 of Title 21

ACTION REQUESTED: Request a recommendation of approval to City Council of various amendments to Title 21 (Zoning and Development provisions).

RECOMMENDATION: Approval of the proposed amendments.

BACKGROUND:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code. City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning Code. The following proposed amendments will enhance the effectiveness of the Zoning Code.

Prior to adoption of the updated 2010 Zoning and Development Code (Title 21), Section 21.02.110, Conditional Use Permit, included specific terms related to maintaining compatibility with adjoining properties. Those terms were inadvertently deleted from the 2010 Code when it was approved. In the approval of the 2010 Code the terms were not intended to be deleted.

The deletion of these criteria was not part of or approved by the Ordinance adopting the 2010 Code and therefore the omission may be considered a scrivener's error. Upon advice of the City Attorney, an Administrative Regulation was issued by the Director of Public Works and Planning in June 2010 to interpret that section of the zoning and development code and to afford notice of the inadvertent deletion of the approval criteria until such time as Section 21.02.110 could be amended to correct the deletion.

In addition to correcting the scrivener's error, the amendment proposed includes a subsection of Section 21.02.110, Conditional Use Permit, which would allow a Conditional Use Permit (CUP) to be amended. The ability to amend a CUP would provide a valuable tool for citizens when development or business circumstances change significantly after a CUP has been granted. The opportunity to amend a CUP would provide flexibility to adapt and be responsive to such substantial changes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing ZCA-2011-630, Text Amendments to Section 21.02.110 of Title 21 (Zoning and Development provisions), the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on file ZCA-2011-630, Text Amendments to Section 21.02.110 of Title 21 (Zoning and Development provisions) I move that the Planning Commission forward a recommendation of the approval of the proposed amendments with the facts and conclusions listed in the staff report.

Attachments:

Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.02.110, CONDITIONAL USE PERMIT

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

Staff makes the following proposals in an effort to maintain the effectiveness of the Zoning Code.

Section 21.02.110, Conditional Use Permit, currently does not contain language to amend a Conditional Use Permit (CUP). The ability to amend a CUP would provide a valuable tool for citizens when development or business circumstances change after a CUP has been granted. The opportunity to amend a CUP would provide flexibility to adapt and be responsive to such changes.

Prior to adoption of the updated 2010 Zoning and Development Code (Title 21), Section 21.02.110 contained specific terms related to compatibility with adjoining properties that were inadvertently deleted from the 2010 Code when it was approved. In the approval of the 2010 Code the terms were not intended to be deleted.

The deletion was not part of or approved by the Ordinance adopting the 2010 Code and therefore the omission may be considered a scrivener's error. An Administrative Regulation was issued by the Director of Public Works and Planning in June 2010 to afford notice of the problem until such time as Section 21.02.110 could be amended to correct the deletion.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.02.110(c) related to Condition Use Permit is amended by the addition of subparagraph (5) as follows. (Amendatory language is shown by underline)

(5) Compatibility with Adjoining Properties. Compatibility with an d protection of neighboring properties through measures such as:

- a. Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;
- b. Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.
- c. Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emission and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

Section 21.02.110 related to Condition Use Permit is amended by the addition of subparagraph (h) as follows. (Amendatory language is shown by underline)

(h) Amendment or Revocation of Conditional Use Permit.

(1) Interested Party. Any interested party may apply to the City for the amendment or revocation of a conditional use permit. For purposes of this Section, "interested party" shall include the following:

(i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (may also be referred to as the permit holder);

(ii) The City;

(iii) Any owner or lessee of property that lies within five hundred feet (500') of the property for which the conditional use permit was granted.

(2) Fee. Any person or entity, other than the City, seeking to amend or revoke a conditional use permit, shall pay a fee in the amount established for an application for a conditional use permit.

(3) Preliminary Criteria. An applicant for amendment or revocation of a conditional use permit must establish the following to the satisfaction of the decision maker before the requested change(s) can be considered by the decision maker:

(i) Grounds for Amendment – Permit Holder. A conditional use permit may be amended at the request of the holder of the permit (the holder of the permit being the original applicant or successor in interest or the current

owner or lessee of the land subject to the conditional use permit) upon a showing that a substantial change in circumstance has occurred since the approval of the permit which would justify a change in the permit.

(ii) Grounds for Revocation or Termination – Permit Holder. A conditional use permit may be revoked or terminated at the request of the holder of the permit upon a showing that, under this Title 21, the use is an allowed use in the zone in which it is now established.

(iii) Grounds for Amendment or Revocation – Other Interested Party. A conditional use permit may be amended or revoked at the request of any other interested party if one or more of the following is established:

A. The conditional use permit was obtained by misrepresentation or fraud;

B. The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months,

C. The holder or user of the conditional use permit has failed to comply with any one or more of the conditions placed on the issuance of the permit;

D. The holder or user of the conditional use permit has failed to comply with any City regulation governing the conduct of that use;

E. The holder or user of the conditional use permit has failed to construct or maintain the approved site as shown on the approved site plan;

F. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a Court of competent jurisdiction in any civil or criminal proceeding.

(iv) Due Process. No conditional use permit shall be amended or revoked against the wishes of the holder of the permit without first giving the holder an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(4) Decision Maker. All applications for amendment of a conditional use permit shall be processed in the same manner as a new request for a conditional use permit, as set forth in Subsection (e) of this Section.

(5) Approval Criteria. An application for amendment or revocation of a conditional use permit shall demonstrate that the development or project will comply with all of the criteria set forth in Section 21.02.110(c).

INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 3
Text Amendment to Section 21.04.030(i)(2)(iv)

CITY OF GRAND JUNCTION
 PLANNING COMMISSION

MEETING DATE: Feb. 22, 2011
 PRESENTER: Lisa Cox, AICP

AGENDA TOPIC: ZCA-2011-631, Text Amendment to Section 21.04.030 of Title 21

ACTION REQUESTED: Request a recommendation of approval to City Council of an amendment to Title 21 (Zoning and Development provisions).

RECOMMENDATION: Approval of the proposed amendments.

BACKGROUND:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code. City Council has requested that staff propose amendments to Title 21 on an as-needed basis to maintain the City’s zoning regulations as a dynamic, responsive Zoning Code. Staff makes the following proposals in an effort to maintain the effectiveness of the Zoning Code.

Section 21.04.030(i)(2)(iv), Business Residence (parking requirement) states that “A minimum of two off-street parking spaces shall be provided for the dwelling unit in addition to the required parking for the business.” However, Section 21.06.050(c) also addresses the parking requirement for a Business Residence but requires “1 per residence plus business parking.”

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
RESIDENTIAL		
Group Living	Nursing Homes; Assisted Living Facility; Treatment Facility; Group Living Facilities	1 per 4 beds + 1 per each 3 employees
Household Living	Business Residence	1 per residence + business parking
	Bed and Breakfast	1 per guest room + 2 spaces for owner’s portion
	Rooming/Boarding House	1 per rooming unit
	Accessory Dwelling Unit	1 per unit
	Dormitories/Fraternities/Sororities	1 per 2 beds
	Single-Family, Two-Family	2 per unit
	Multifamily – 1 bedroom	1.25 per unit
	Multifamily – 2 bedroom	1.5 per unit
Multifamily – 3+ bedroom	2 per unit	

A business residence is most similar in use to a multifamily 1 bedroom dwelling unit which requires only 1.25 parking spaces (see chart above). To clarify the required parking requirement for a business residence and to address the conflicting provisions of the Code, staff recommends that Section 21.04.030(i)(2)(iv) be revised to require one parking space per business residence in addition to the required parking for the business.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing ZCA-2011-631, Text Amendment to Section 21.04.030 of Title 21 (Zoning and Development provisions), the following findings of fact and conclusions have been determined:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendment to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on file ZCA-2011-631, Text Amendment to Section 21.04.030 of Title 21 (Zoning and Development provisions) I move that the Planning Commission forward a recommendation of the approval of the proposed amendments with the facts and conclusions listed in the staff report.

Attachments:
Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.04.030(i)(2)(iv), BUSINESS RESIDENCE

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

Staff makes the following proposal in an effort to maintain the effectiveness of the Zoning Code.

Section 21.04.030(i)(2)(iv), Business Residence (parking requirement) states that “A minimum of two off-street parking spaces shall be provided for the dwelling unit in addition to the required parking for the business.”

However, Section 21.06.050(c) also addresses the parking requirement for a Business Residence but requires “1 per residence plus business parking.”

To clarify the required parking requirement for a business residence and to address the conflicting provisions of the Code, staff recommends that Section 21.04.030(i)(2)(iv) be revised to require one parking space per business residence in addition to the required parking for the business.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.04.030(i)(2)(iv) related to Business Residence is amended as follows. (Amendatory language is shown by underline or strikethrough)

(i) Business Residence.

(1) Residence Occupancy. A business residence is a primary residence, located within a business structure, of the owner, operator or employee of the business. This subsection is not intended to permit general residential uses in business or commercial areas.

(2) Residence as Accessory Use. The same procedures and requirements shall govern a residential accessory use as the principal use with which it is associated (see GJMC 21.04.010, Use table). The following conditions apply to all business residences:

- (i) The residential unit shall comply with all appropriate building and fire codes and with all applicable portions of this code;
- (ii) Only one single-family dwelling unit per business or structure is allowed and it shall be occupied only by the owner, operator, or employee of the principal use and immediate family;
- (iii) The dwelling unit shall be located within a structure used primarily for business purposes;
- (iv) A minimum of ~~two~~ one off-street parking spaces shall be provided for the dwelling unit in addition to the required parking for the business; and
- (v) Other conditions as required through the site plan approval process.

INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

**Attach 4
Columbine Caregivers**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 22, 2011
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Columbine Caregivers Rezone – RZN-2011-483 – Continued from February 8, 2011

ACTION REQUESTED: Recommendation to City Council to rezone property located at 602 26 ½ Road from R-4 (Residential – 4 du/ac) to R-O (Residential Office).

BACKGROUND INFORMATION			
Location:	602 26 ½ Road		
Applicants:	Mesa Management, LLC, Owner Michael McCormick, Applicant		
Existing Land Use:	Single-family house		
Proposed Land Use:	Office space for Columbine Caregivers with possible business residence		
Surrounding Land Use:	North	Single-family residential	
	South	St. Mary's Hospital	
	East	Single-family residential	
	West	Commercial neighborhood shopping center	
Existing Zoning:	R-4 (Residential – 4 du/ac)		
Proposed Zoning:	R-O (Residential Office)		
Surrounding Zoning:	North	R-4 (Residential – 4 du/ac)	
	South	PD (Planned Development)	
	East	R-4 (Residential – 4 du/ac)	
	West	B-1 (Neighborhood Business)	
Future Land Use Designation:	Residential Medium (4 – 8 du/ac)		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: A request to rezone 0.42 acres, located at 602 26 ½ Road, from R-4 (Residential – 4 du/ac) zone district to R-O (Residential Office) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

The applicant, Michael McCormick – Columbine Caregivers, is requesting to rezone his property located at 602 26 ½ Road. The property is situated at the northeast corner of 26 ½ Road/7th Street and Patterson Road. The property must be rezoned to R-O in order to develop the property as an office with the possibility of a business residence.

The R-O District was established to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards for the R-O District are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

The applicant held a Neighborhood Meeting on December 20, 2010 with three (3) adjacent property owners in attendance. No adverse comments related to the proposed rezone were raised during the meeting.

By facilitating ordered and balanced growth throughout the community, creating appropriate buffering between new and existing land use types and preserving and appropriately reusing existing structures, the proposed request furthers Goals, 3, 6 and 7 of the Comprehensive Plan.

2. Section 21.02.140 of the Grand Junction Municipal Code:

Zone requests must meet all of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: Since the property was zoned R-4, 26 ½ Road/7th Street and Patterson Road have become more heavily traveled as major travel corridors, limiting the potential use of this property as a single family residence. In addition, since the R-4 zoning decision, the City has adopted the Comprehensive Plan that designated the property as Residential Medium (4 – 8 du/ac). The proposed R-O District is an allowed zone district within the Residential Medium category of the Comprehensive Plan. The use of this property as an office for home based health care is a logical extension of and makes good use of the existing commercial and service agency land uses surrounding St. Mary's Hospital.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The Comprehensive Plan designation of Residential Medium encourages the proposed R-O zoning and therefore the request is consistent with the Comprehensive Plan. The proposed rezone to R-O will provide an appropriate transition between St. Mary's Hospital and the commercial retail development to the south and west and the existing single-family residential development to the north and east.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are adequate public and community facilities existing in the area of the proposed rezone request. The proposed rezone is also within walking distance of services offered by St. Mary's Hospital and commercial retail services and restaurants along Patterson Road. Grand Valley Transit also provides bus service along Patterson Road.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The proposed rezone to residential office would be a natural progression and transition between the existing medical services and residential areas. The proposed zone will allow uses that are supportive to the existing PD (Planned Development) zone and services offered by St. Mary's Hospital.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community and the area will derive benefits from the proposed rezone by creating the potential for office uses that are compatible with the surrounding residential, commercial and health service uses, such as the home based health care proposed by the applicant, adjacent to St. Mary's Hospital. The community and area also benefit from the potential for attractive and useful re-development of a parcel that will include new and upgraded landscaping and on-site improvements.

Alternatives: In addition to the R-O zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property:

- a. Existing zoning – R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. R-8 (Residential – 8 du/ac)
- d. R-12 (Residential – 12 du/ac)

If the Planning Commission chooses to recommend one of the alternative zone designations, it must state its specific alternative findings supporting its recommendation of an alternative zone designation to the City Council.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Columbine Caregivers Rezone, RZN-2011-483, a request to rezone the property from R-4, (Residential – 4 du/ac) to R-O, (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section Title 21, Section 02.140 of the Grand Junction Zoning and Development Code have been appropriately and sufficiently met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-O zone, RZN-2011-483, to the City Council with the findings, and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

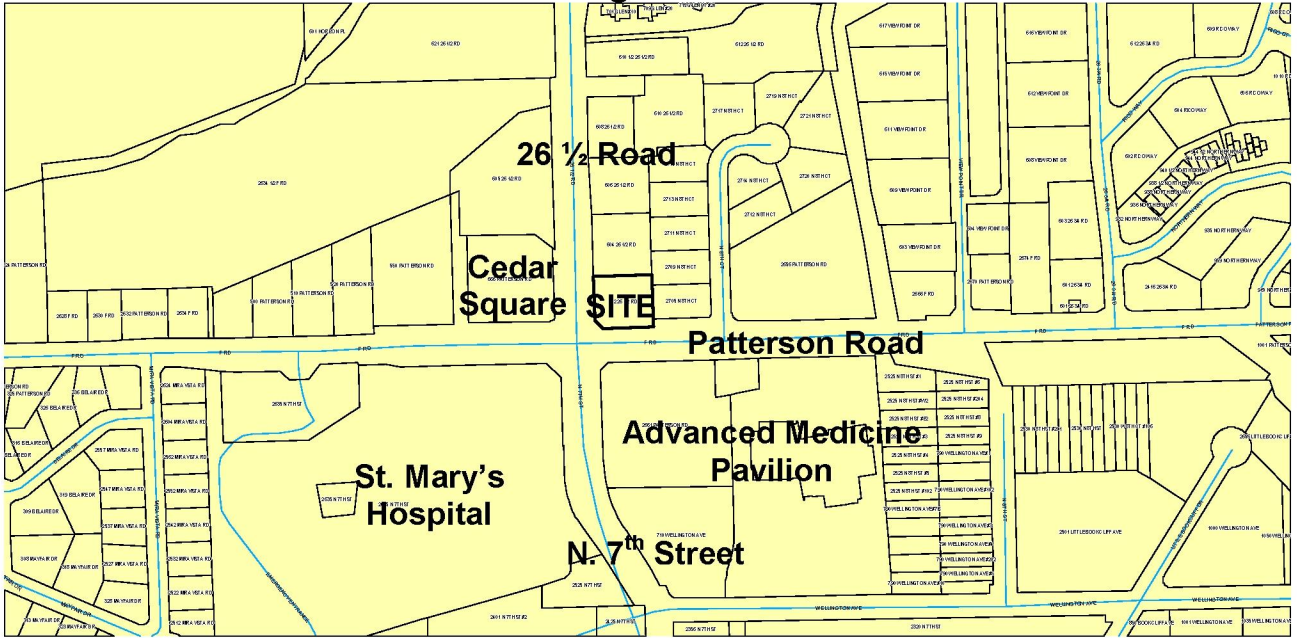
Mr. Chairman, on Rezone, RZN-2011-483, I move that the Planning Commission forward a recommendation of the approval for the Columbine Caregivers Rezone from R-4 to R-O with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Blended Residential Map
Existing City Zoning Map
Ordinance

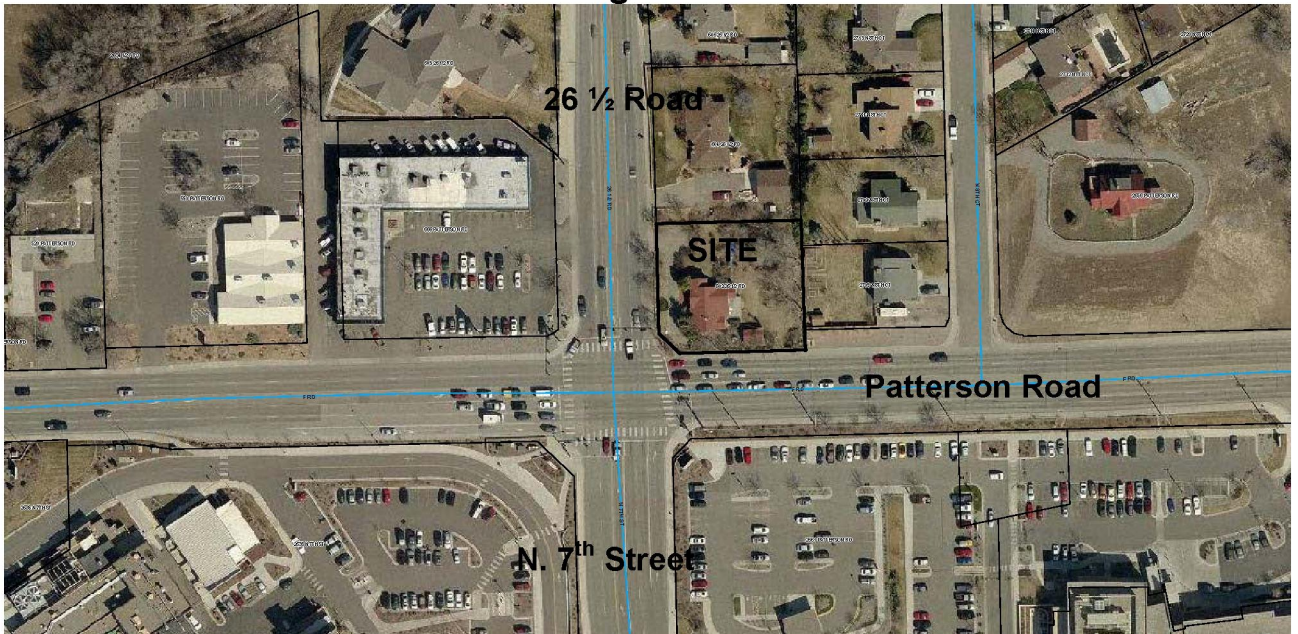
Site Location Map

Figure 1



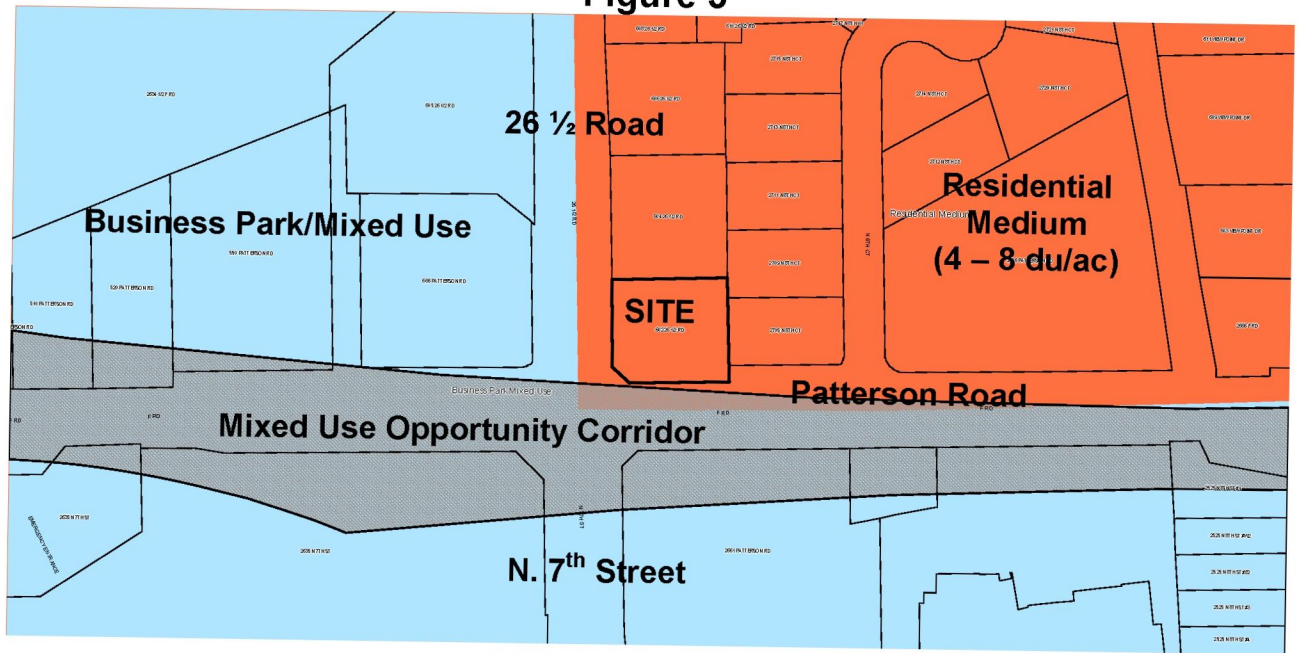
Aerial Photo Map

Figure 2



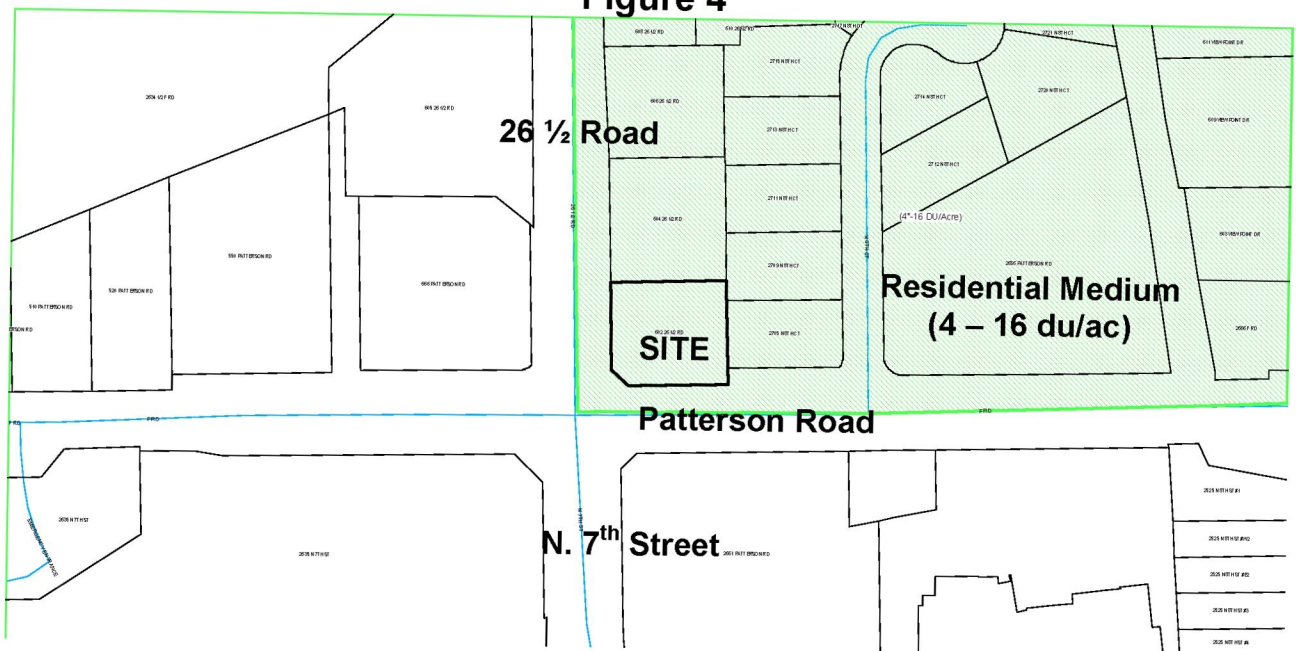
Comprehensive Plan Future Land Use Map

Figure 3



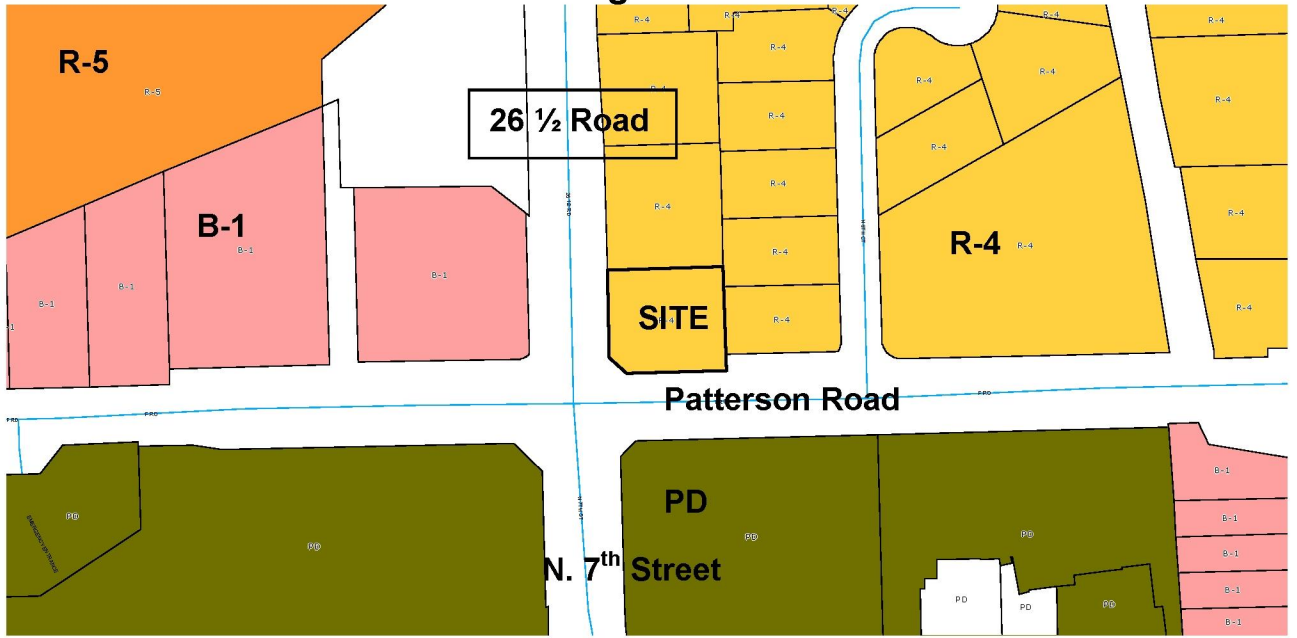
Blended Residential Map

Figure 4



Existing City Zoning Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING FROM R-4 (RESIDENTIAL – 4 DU/AC) TO R-O,
(RESIDENTIAL OFFICE) FOR THE COLUMBINE CAREGIVERS REZONE**

LOCATED AT 602 26 ½ ROAD

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 Columbine Caregivers property from R-4 (Residential – 4 du/ac) to the R-O (Residential Office) 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, Residential Medium (4 – 8 du/ac) 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 R-O zone district to be established.

The Planning Commission and City Council find that the R-O zoning is in conformance with the stated criteria of Section 21.02.140 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 R-O (Residential Office).

A parcel of land situate in the SE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 2, the basis of bearing being N00°01'19"E along the west line of said SE 1/4 SW 1/4 to the C-S 1/16 corner of said Section 2;
thence N00°01'19"E a distance of 160.00 feet;
thence S89°53'32"E a distance of 45.00 feet to the east right-of-way line of 26 1/2 Road and the point of beginning;
thence S89°53'32"E a distance of 144.88 feet;
thence S00°01'03"E a distance of 130.00 feet to the north right-of-way of F Road;
thence N89°53'32"W a distance of 125.00 feet along said right-of-way;
thence N44°54'00"W a distance of 28.28 feet along said right-of-way;
thence N00°01'19"E a distance of 110.00 feet along said right-of-way to the point of beginning.

Said parcel contains 0.43 acres more or less.

Introduced on first reading this _____ day of _____, 2011 and ordered published.

Adopted on second reading this _____ day of _____, 2011.

ATTEST:

City Clerk

Mayor