

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4496**

**AN ORDINANCE REZONING 22 SCHOOL DISTRICT 51 OWNED PROPERTIES FROM CSR (COMMUNITY SERVICE AND RECREATION) TO R-2, R-4, R-5, R-8, B-2 AND C-1 LOCATED THROUGHOUT THE CITY**

Recitals.

With the adoption of the Comprehensive Plan certain land use designations no longer allow CSR zoning, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent. To encourage appropriate reuse, should the School District decide to sell a school site, the property would already be zoned appropriately for redevelopment.

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 22 properties from CSR (Community Service and Recreation) to the R-8 (Residential – 8 units per acre); R-5 (Residential – 5 units per acre); R-4 (Residential – 4 units per acre); - R-2 (Residential – 2 units per acre); B-2 (Downtown Business); and C-1 (Light Commercial) zone districts for the following reasons:

The zone districts meet the recommended land use categories as shown on the Future Land Use Map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies and are 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 aforementioned zone districts be established.

The Planning Commission and City Council find that the zonings are 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 properties shall be rezoned:

543 28  $\frac{3}{4}$  Road – Nisley Elementary - R-8 (Residential – 8 units per acre)

540 29  $\frac{1}{4}$  Road – Bookcliff Middle School - R-8 (Residential – 8 units per acre)

432 30 ¼ Road – Pear Park Elementary - R-8 (Residential – 8 units per acre)

2927 D ½ Road – Vacant Land in Pear Park - R-8 (Residential – 8 units per acre)

D ¼ and 29 ¼ Roads – Vacant Land Pear Park, tax parcel 2943-173-34-941 - R-8 (Residential – 8 units per acre)

123 W Orchard Avenue – West Middle School - R-8 (Residential – 8 units per acre)

2220 N 7<sup>th</sup> Street – Tope Elementary – R-8 (Residential – 8 units per acre)

1800 Orchard Avenue – Orchard Avenue Elementary - R-8 (Residential – 8 units per acre)

600 N 14<sup>th</sup> Street – Lincoln Park Elementary - R-8 (Residential – 8 units per acre)

830 Gunnison Avenue – East Middle School - R-8 (Residential – 8 units per acre)

950 Chipeta Avenue – Chipeta Elementary - R-8 (Residential – 8 units per acre)

410 Hill Avenue – Administration Annex Building - R-8 (Residential – 8 units per acre)

552 W Main Street – Riverside Elementary, 2 parcels - R-8 (Residential – 8 units per acre)

2660 Unaweep Avenue – Columbus Elementary - R-8 (Residential – 8 units per acre)

2736 Unaweep Avenue – Orchard Mesa Middle School - R-8 (Residential – 8 units per acre)

1400 N 5<sup>th</sup> Street – Grand Junction High School - R-5 (Residential – 5 units per acre)

2967 B Road – Mesa View Elementary - R-4 (Residential – 4 units per acre)

351 S Camp Road – Wingate Elementary - R-2 (Residential – 2 units per acre)

310 N 7<sup>th</sup> Street – R-5 High School - B-2 (Downtown Business)


930 Ute Avenue – Emerson School - C-1 (Light Commercial)

2935 North Avenue – Vocational Center - C-1 (Light Commercial)

**INTRODUCED** on first reading the 16<sup>th</sup> day of January, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 1<sup>st</sup> day of February, 2012 and ordered published in pamphlet form.

ATTEST:

  
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City Clerk

  
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Mayor