

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4709

**AN ORDINANCE REZONING PROPERTY
FROM R-24 (RESIDENTIAL 24 DU/AC) TO
B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 2140 N. 12TH STREET (KOJO REZONE)

Recitals:

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district. The applicant is requesting the B-1 zoning to allow for the use of the property as a chiropractic office.

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 an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district for the following reasons:

The zone district meets the recommended land use category of Business Park Mixed Use 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 B-1 zone district should be established.

The Planning Commission and City Council find that the B-1 zone district 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 Southwest Corner of Lot 14 in Block 5 of Fairmount Subdivision; thence North 50 feet; thence East 240 feet; thence South 50 feet; thence West 240 feet to the Point of Beginning.

Introduced on first reading this 6th day of July, 2016 and ordered published in pamphlet form.

Adopted on second reading this 20th day of July, 2016 and ordered published in pamphlet form.



Stephanie Tun
City Clerk

Amplis Ferris
Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4709 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of July, 2016 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 20th day of July, 2016, at which Ordinance No. 4709 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 3rd day of August, 2016.



Stephanie Tuin, MMC
City Clerk

Published: July 8, 2016
Published: July 22, 2016
Effective: August 21, 2016

