

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4780

AN ORDINANCE REZONING PROPERTY LOCATED AT
2802 PATTERSON ROAD
FROM R-4 (RESIDENTIAL, 4 DU/AC) TO MXOC (MIXED USE OPPORTUNITY
CORRIDOR)

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 the rezoning proposed for the 1st Church of the Nazarene from an R-4 (Residential 4 dwelling units per acre) to MXOC (Mixed Use Opportunity Corridor) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Mixed Use Opportunity Corridor, the goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the MXOC (Mixed Use Opportunity Corridor) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY, LOCATED AT 2802 PATTERSON ROAD, SHALL BE ZONED MXOC (MIXED USE OPPORTUNITY CORRIDOR):

BEG N 0DEG03'19SEC E 686.19FT & S 89DEG59'07SEC E 40FT FR SW COR SEC 6 1S 1E S 89DEG59'07SEC E 596.09FT S 0DEG01'54SEC W 636.03FT W 588.33FT N 45DEG W 11.33FT N 0DEG03'19SEC E 628.17FT TO BEG EXC NLY 2.49A TO CITY OF GJ IN B-2158 P-221/222 & EXC ROAD

Introduced on first reading this 20th day of December, 2017 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of January, 2018 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk



J. Mark West

Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4780 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of December, 2017 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 3rd day of January, 2018, at which Ordinance No. 4780 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 4th day of January, 2018.

W Winkelman

City Clerk

Published: December 08, 2017
Published: January 05, 2018
Effective: February 04, 2018

