

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4549

**AN ORDINANCE REZONING MESA COUNTY PUBLIC LIBRARY BLOCK
FROM B-1 (NEIGHBORHOOD BUSINESS) TO
B-2 (DOWNTOWN BUSINESS)**

LOCATED AT 502, 530, 550 GRAND AVENUE, AND 443 N. 6TH STREET

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 Mesa County Public Library property from B-1 (Neighborhood Business) to the B-2 (Downtown Business) 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, Downtown Mixed Use 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 B-2 zone district to be established.

The Planning Commission and City Council find that the B-2 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 B-2 (Downtown Business).

A parcel of land located in Section 14, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

All of Lots 1 through 32, inclusive, of Block 73, Town of Grand Junction 2nd Resurvey, as recorded in Plat Book 2, Page 37, Mesa County records, along with those alley rights-of-way vacations as shown in Book 1003, Page 161, and in Book 2815, Page 552, Mesa County records and subject to those Alley Right-of-Way as shown in Book 1003, Page 162, Mesa County records.

Book 1891, Page 810 - Lots 1-11, inclusive, and Lots 21-29, inclusive, Block 73
2945-142-41-991

Book 2759, Page 487 - Lots 30-32, inclusive, Block 73
2945-142-41-992

Book 2821, Page 967 - Lots 13-16, inclusive, Block 73
2945-142-41-993


Book 3193, Page 416 - Lots 17-20, inclusive, Block 73
2945-142-41-990

ALL being in the City of Grand Junction, Mesa County Colorado.

Introduced on first reading this 18th day of July, 2012 and ordered published in pamphlet form.

Adopted on second reading this 1st day of August, 2012 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor