

ORDINANCE NO. 1867

AN ORDINANCE GRANTING A ZONING CHANGE IN THE CITY OF GRAND JUNCTION.

WHEREAS, Jane Johnson and Carl Vostatek have applied for a change in zoning from Single Family Residential to Planned Development - Business on property situate in the City of Grand Junction, Mesa County, Colorado, described as:

Lot 17, in Block 45, CITY OF GRAND JUNCTION, and,

WHEREAS, the hearing on the application was held before the City Council of the City of Grand Junction on the 16th day of January, 1980; and

WHEREAS, the Council having considered the evidence presented at the hearing, FINDS:

1. That the hearing was properly held after due notice thereof.
2. That the City Planning Commission recommended that the rezoning be denied as not being in accord with the 12th Street Policy Statement for the land and because it was not shown that there was an error in the present zoning for residential development.
3. There was no neighborhood opposition to the change in zoning, and, in fact, there was support evidenced as the lot had not developed and was consistently an unattractive weed patch.
4. The fact that the land has not developed residentially over a long period of time indicates that the zoning for that purpose may well be in error depriving the owner of the land reasonable use of the property.
5. The proposal for development under the plan will insure that the residential appearance of the neighborhood will continue.
6. For the reasons found, the rezoning would be in the best interest of the public peace, health and safety.

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

That the application of Jane Johnson and Carl Vostatek for the change to Planned Development - Business zoning on the land above-described be approved and the zoning map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction be changed to reflect the new zoning for the lot, provided, however, development must begin within one year of the date hereof or the Council in its own motion may return the zoning to the category existing prior to the adoption of this Ordinance.

PASSED and ADOPTED this 20th day of February, 1980.

Jane S. Quimby

President of the Council

Attest:

Neva B. Lockhart, CMC\City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1867, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 6th day of February, 1980, and that the same was published in the Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of February, 1980.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: February 8, 1980

Published: February 22, 1980

Effective: March 23, 1980