

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2691

Ordinance Rezoning Property Located at the Southeast Corner of 13th and Colorado from Heavy Commercial (C-2) to Limited Business (B-1)

Recitals.

Rezoning has been requested by Charles Lurvey for Lots 1 and 2, N. Keiths Addition, from Heavy Commercial (C-2) to Limited Business (B-1).

After public notice and public hearing, as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning.

In evaluating the request in conformance with section 4-4-4 of the Zoning and Development Code, the City Council determined that there was an error in the original zoning of the property to Heavy Commercial (C-2) since the existing land uses in the area are residential and office uses and not commercial uses as specified in Section 4-3-4 of the Code.

The City Council finds that the requested rezoning is in conformance with the stated requirement of Section 4-4 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Lots 1 and 2 Block N Keiths Addition, City of Grand Junction, County of Mesa, is hereby rezoned B-1 (Limited Business)

Introduced on first reading this 16th day of June, 1993.

PASSED and ADOPTED on second reading this 7th day of July, 1993.

ATTEST:

Mayor

City Clerk