

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 2700
REZONING A PORTION OF BLOCK 120, CITY OF GRAND JUNCTION

Recitals.

ADL Development is proposing to construct a five-story mixed-use office and retail building and a two-level parking structure on the City and DDA owned property in Block 120 of downtown Grand Junction. The site is currently zoned Heavy Commercial (C-2) on the south side along Colorado Avenue and Retail Business (B-3) on the north side along Main Street. More information on the proposal is on file with the Community Development Department. In order to provide for the development flexibility required for such a complex appropriate for and complementary to the downtown/Main Street area (e.g. structure height, mixed-use, landscaping and site amenities), the petitioner is requesting that the property be rezoned to Planned Business (PB).

The Grand Junction Planning Commission at their July 6, 1993 hearing recommended approval of the rezone with the condition that all review agency comments be satisfied prior to issuing a Planning Clearance for a Building Permit.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for a rezone, as set forth in section 4-4-4 of the Zoning and Development Code, have been satisfied.

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

That Lots 1 through 13 inclusive and Lots 19 through 32 inclusive of Block 120, City of Grand Junction

are hereby rezoned from Heavy Commercial (C-2) and Retail Business (B-3) to Planned Business (PB) subject to: 1) the uses being limited to those allowed in a Retail Business (B-3) zone (excluding Conditional and Special uses) as set forth in section 4-3-4 of the Zoning and Development Code; 2) all review agency comments being addressed to the satisfaction of the Director of the Community Development Department prior to Final Plan approval; 3) this rezoning ordinance shall not be effective until title for the described lots has transferred to ADL Development; and 4) this rezoning ordinance shall not be effective until a Final Plan has been approved.

INTRODUCED for FIRST READING this 4th day of August, 1993.

PASSED on SECOND READING and PUBLICATION this 18th day of August, 1993.

ATTEST:

City Clerk

President of City Council