

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2721

Ordinance Zoning Property Located at 1060 Grand Avenue.

Recitals

A rezoning has been requested on the property located at 1060 Grand Avenue from RMF-64 (Residential Multi-family, 64 units per acre) to PB (Planned Business). In evaluating the request as per section 4-4-4 of the Zoning and Development Code the City Council determines that the request is in conformance with the adopted Grand Avenue Corridor Guidelines, there has been a change in the neighborhood and adequate facilities exist to serve the project.

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

The City Council finds that the requested rezoning is in conformance with the stated requirements 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 17, 18 and 19, block 68, City of Grand Junction are hereby zoned Planned Business (PB) with the allowed uses being Professional/Government Offices and Multi-family Residential not to exceed 4 units.

Introduced on first reading this 17th day of November, 1993.

PASSED and ADOPTED on second reading this 1st day of December, 1993.

/s/ R.T. Mantlo

Mayor Pro Tem

ATTEST:

/s/ Stephanie Nye
City Clerk