

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE No. 2733

Ordinance Zoning Patterson Road Enclave

Recitals.

The following property has been annexed to the City as the Patterson Road Enclave and requires a City zoning designation be applied to the property. The property was zoned County PB. Surrounding uses and zones are commercial and vacant/agricultural land.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to PB with the uses allowed to be the same as those allowed in the B-1 and B-3 Zone Districts.

The City Council finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

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

The following described properties are zoned PB, Planned Business.

A tract of land situated in the W1/2 SW1/4 SE 1/4 SE1/4 of Section 4, Township 1 S, Range 1 W of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Commencing at the SE corner of said W1/2 SW1/4 SE1/4 SE1/4; thence N a distance of 30.0 feet to the Point of Beginning; thence N a distance of 630.0 feet to the NE corner of said W1/2 SW1/4 SE1/4 SE1/4; thence W a distance of 330.0 feet to the NW corner of said W1/2 SW1/4 SE1/4 SE1/4; thence S a distance of 630.0 feet; thence E a distance of 330.0 feet to the Point of Beginning

Introduced on first reading this 16th day of February, 1994.

PASSED and ADOPTED on second reading this 2nd day of March, 1994.

/s/ Reford C. Theobald
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk