

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2737

REZONING LAND LOCATED AT 1525 NORTH 1ST STREET FROM
NEIGHBORHOOD CONVENIENCE BUSINESS (B-2) TO PLANNED BUSINESS (PB)
CITY OF GRAND JUNCTION

Recitals.

The existing residence located at 1525 North 1st Street has been converted to a professional office. A rezone of the property is requested so that it better conforms with the character of the neighborhood, current land use patterns in the area, and the intent of the 1st Street Corridor Guidelines.

The Grand Junction Planning Commission, at their November 2, 1993 hearing recommended approval of the rezone.

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 _____ of the Zoning and Development Code, have been satisfied.

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

That the land described below is hereby rezoned from Neighborhood Convenience Business (B-2) to Planned Business (PB):

Lot 1 of V.O.A. Minor Subdivision
Tax Parcel Number 2945-104-32-001

INTRODUCED for FIRST READING and PUBLICATION this 16th day of February, 1994.

PASSED on SECOND READING this 2nd day of March, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of City Council