

ORDINANCE NO. 2773

AMENDING ORDINANCE NO. 2509 ZONING LANDS AT 2482 F ROAD  
TO INCLUDE USES AND DESIGN STANDARDS

Recitals:

A rezone and final development plan for Phase I of the Sleep-n-Aire Mattress store was approved by Mesa County in 1989. Subsequently the City annexed the property and zoned it PC (Planned Commercial) accepting the Phase I plan. Specific development and design standards were not specified in the original approval for future expansions. The amended ordinance lists approved uses and design standards for this Planned Commercial zone.

At their August 2, 1994 hearing, Planning Commission recommended approval of the ordinance.

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

The following permitted uses, densities and design standards be adopted as a part of the Planned Commercial zoning for the property located at 2482 F Road and more particularly described as follows:

West 4 acres of East 3/4ths of S 1/2 SE 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, except road right of way granted to City of Grand Junction, a Municipal Corporation by instrument recorded July 28, 1988 in Book 1703 at page 350, Mesa County, Colorado:

1. Permitted Uses: permitted uses will be limited to:
  - a. retail sales
  - b. warehousing/light manufacturing related to the retail sales on site.
  - c. offices
2. Density: Total square footage of structures on the site shall not exceed 40,000 sq.ft.
3. Setbacks: the required setbacks shall be:
  - a. sideyard setback--5'
  - b. rearyard setback--10'
  - c. frontyard setback--20'
4. Parking: The parking regulations of the Zoning and Development Code shall apply.
5. Landscaping: The existing 4,900 sq.ft. of landscaped area long Patterson Road shall be retained. Eight trees must be provided on site. 1,000 sq.ft. of the landscaped area must be in shrubs.  
Interior landscaping of future expansions of the parking lot

must meet the standards for parking lot landscaping in effect at the time of the expansion.

6. Signage: Total square footage, number and type of signs shall not exceed that which is in existence as of July 27, 1994 (1 pole sign measuring 10' x 16' and 1 flush wall sign measuring 3' x 26', both illuminated) or the sign code allowance for a commercial zone in this location that is in effect at the time of a sign permit request, whichever is more restrictive.
7. Review Procedure: Future proposals on the site which meet the above criteria will be reviewed administratively through the site plan review process. Proposals which do not meet the above criteria and/or put the total square footage of structures on the site over the 40,000 sq.ft. limit must be reviewed and approved through the Planning Commission public hearing process.
8. Other Requirements: Transportation Capacity Payment, drainage requirements and any other development requirements will be determined through site plan review. An appraisal will be required for the land involved in any additions to determine the Parks and Open Space fee.

Introduced on first reading this 17th day of August, 1994.

PASSED and ADOPTED on second reading this 7th day of September, 1994.

ATTEST:

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/s/ R.T. Mantlo  
President of the City Council

/s/ Stephanie Nye  
City Clerk