

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2834

REZONING LAND LOCATED ON GRAND AVENUE FROM C-1 AND C-2 TO B-3
AND LANDS LOCATED ON OURAY AVENUE FROM RMF-64 TO P

Recitals:

A rezone from C-1 (Light Commercial) and C-2 (Heavy Commercial) to B-3 (Retail Business) and RMF-64 (Residential Multifamily - not to exceed 64 units per acre) to P (Parking, Off-Street) has been requested for properties located on Ouray and Grand avenues to allow for nonresidential development and accessory parking. The Planning Commission at their April 7th hearing and the City Council find that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied and recommended approval of the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described below is hereby rezoned from C-1 (Light Commercial) and C-2 (Heavy Commercial) to B-3 (Retail Business):

Lots 13, 14, 15, 16, 17, 18, 19 & E. 15.835 feet of Lot 20, Block 77;

AND that the land described below is hereby rezoned from RMF-64 (Residential Multifamily - not to exceed 64 units per acre) to P (Parking, Off-Street):

Lots 5, 6, 7, 8, 9, 10, 11 & 12, Block 77.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of April, 1995.

PASSED on SECOND READING this 3rd day of May, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council