

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2847
REZONING LAND LOCATED ON 28 1/4 ROAD FROM RSF-8 TO PC

Recitals:

A rezone from RSF-8 (Residential Single Family - 8 units per acre) to PC (Planned Commercial) has been requested for a property located on 28 1/4 Road to allow for nonresidential development. The City Council finds that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied.

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 RSF-8 (Residential Single Family - 8 units per acre) to PC (Planned Commercial):

the S 150 ft. of the W 1/2 of NW 1/4 of the SE 1/4 of the SW 1/4 of Section 7, Township 1 S,
Range 1 E of the Ute Meridian in Mesa County, Colorado

The uses for this PC zone and property shall be limited to:

Indoor and outdoor storage of building and nursery materials and supplies.

Minimum setbacks for all structures shall be as follows:

Front yard: 20 feet from property line
Side and rear yards excluding fences (abutting a residential zone or use): 25 feet
Side and rear yard setback for fences: 0 feet
Maximum height of structures: 20 feet
Maximum height of fences: 10 feet

All required landscaping shall be located between the property line and fence line.

The above described parcel shall be used, occupied and enjoyed only as an integral part of the existing retail use (an "Ernst" retail outlet) located on the property immediately adjacent and to the north of the described property all located within what is commonly referred to as the Eastgate Shopping Center. At such time as the existing retail use of the existing "Ernst" store and property is terminated, abandoned or otherwise ends, the approval granted herein shall expire. Any further use of the described property shall require that the then owner submit, and obtain approval of, a new plan pursuant to the applicable ordinances of the City. At such time as the existing retail use of the "Ernst" store or property is terminated, abandoned or otherwise ends, the City staff may initiate

a process to revert or otherwise change the zoning from Planned Commercial to another use deemed appropriate by City staff.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of May, 1995.

PASSED on SECOND READING this 7th day of June, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council

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