

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2882

Ordinance Zoning the Waymeyer/Schultz Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Waymeyer/Schultz Annexation and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zone of annexation.

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 Grand Junction Zoning and Development Code.

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

The following described properties be zoned Residential Single Family with a maximum of 4 unit per acre (RSF-4):

BEG S 508FT + N89DEG59'W 30FT FR NE COR SEC 7 1S 1E S
120FT N89DEG59'W 92FT N 120FT S89DEG59'E 92FT TO BEG

The following described properties be zoned Planned Business (PB) with the following conditions:

BEG SW COR NW4NW4NW4 SEC 8 1S 1E N 125FT E 330FT S
125FT W TO BEG

PB Zone Description & Conditions

The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

BULK/LANDSCAPING/PARKING REQUIREMENTS: The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

SIGNAGE REQUIREMENTS: All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Freestanding signs shall be monument signs and shall not exceed 10 feet in height.

DEVELOPMENT PROCESS: The Waymeyer property (2943-082-00-011) will be treated for all purposes in the development process as a property carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.

Introduced on first reading this 15th day of November, 1995.

PASSED and ADOPTED on second reading this 6th day of December, 1995.

/s/ Ron Maupin
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk