

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2936

REZONING PARCELS OF LAND LOCATED ON THE  
SOUTHWEST CORNER OF ROOD AVENUE AND 7th STREET  
FROM RETAIL BUSINESS (B-3) TO PLANNED BUSINESS (PB)

Recitals.

A rezone from Retail Business (B-3) to Planned Business (PB) has been requested for two properties located on the southwest corner of Rood Avenue and 7th Street for demolition of an existing commercial structure, construction of a parking lot, and addition of two stories on a remaining building to be used primarily for general office space. 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.

The Grand Junction Planning Commission, at its June 11, 1996 hearing, recommended approval of the proposed PB zoning for the properties on the southwest corner of Rood Avenue and 7th Street.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW ARE HEREBY ZONED PLANNED BUSINESS (PB):

Lots 11, 12, 13, 14 and 15 inclusive, Block 105, City of Grand Junction.

1) The uses allowed for this zone and properties shall be as follows:

- Business Residence
- Multifamily Housing
- Cultural/Educational/Recreational Facilities
- Dance/Music Schools
- Vocational/Technical Schools
- Membership Clubs & Community Activity Buildings
- Clinics
- Counseling Center
- Service Business - Limited, Inside
- Service Business - Personal, Inside
- Health Athletic Clubs & Services
- Parking Lots
- Retail Business - Limited, Inside
- Restaurant Business, Limited

2) The bulk requirements for this zone and properties shall be as follows:

Height: Sixty-seven (67) feet  
Front yard setback: Ten (10) feet  
Side and rear yard setbacks: Zero (0) feet.

3) Signage for this zone and properties shall be limited to a single monument sign, with the name and address of the building only, no greater than 15 feet in height with a maximum size of 185 square feet per face. A directory of building tenants shall be placed inside the building. The monument sign shall not be illuminated.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of June, 1996.

PASSED on SECOND READING this 3rd day of July, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of Council