

CITY OF GRAND JUNCTION

Ordinance No. 2955

REZONING PROPERTY TO BE KNOWN AS  
LOT 2, CLM MINOR SUBDIVISION, LOCATED ON THE  
NORTH SIDE OF PATTERSON ROAD, EAST OF 24 1/2 ROAD  
FROM PR-17 TO PB

Recitals.

A rezone from PR-17 to PB (Planned Business) has been requested for a 0.73 acre parcel located at 2464 Patterson Road. The parcel and an adjacent parcel already zoned PB will be subdivided into Lot 2, CLM Minor Subdivision. A plan for a commercial retail and office building (Community Development File #RZF-96-176) was previously approved by the Planning Commission, pending adoption of this ordinance. The rezone is in conformance with the adopted Growth Plan which shows this corridor developing with commercial uses. The Planned Business zone is preferable over other commercial or business zones for this area.

At their October 1, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from PR-17 to PB with allowable uses on the site being general retail, professional offices excluding medical and dental offices, barber/beauty shops and pharmacies:

A parcel of land situated in the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4 of Sec 4, T.1S, R.1W, Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the SE corner of the SE1/4 of Sec 4 from which the SW corner of the SE1/4 bears S 90°00'00" W, a distance of 2638.98' with all bearings contained herein relative thereto; thence along the South line of the SE1/4 S 90°00'00" W a distance of 1814.29' to the SE corner of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of said Sec 4; thence along the East line of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 N 00°11'08"E, a distance of 46.50 feet to a point on the North right of way of Patterson Road, and the POINT OF BEGINNING; thence continuing along said East line N 00°11'08"E, a distance of 278.00 feet; thence S90°00'00"W, a distance of 164.95' to the West line of the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4; thence along the West line of the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4

S00°10'58"W, a distance of 134.50 feet; thence N90°00'00"E, a distance of 100.00'; thence S00°10'58"W, a distance of 143.50 feet to the North right of way of Patterson Road; thence along said right of way N90°00'00"E, a distance of 64.94 feet to the POINT OF BEGINNING.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of October, 1996.

PASSED on SECOND READING this 6th day of November, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of City Council