

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3022

ZONING A PARCEL OF LAND ON THE NORTHWEST CORNER OF  
3rd STREET AND BELFORD AVENUE

Recitals.

A rezone from Planned Commercial (PC) to Planned Business (PB) has been requested for the property located on the northwest corner of Third Street and Belford Avenue for purposes of constructing a professional office building on the site with a limited number of parking spaces to meet the requirement for the office use. 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 August 5, 1997 hearing, recommended approval of the rezone request from PC to PB.

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

Lots 17 and 18, Block 10, City of Grand Junction

- 1) The use allowed for this zone and property shall be Professional/Government Office
- 2) The bulk requirements for this zone and property shall be as follows:
  - Maximum Height of Structure: 18 feet
  - Front Yard Setback (Belford Ave.): 15 feet
  - Front Yard Setback (3rd Street): 10 feet
  - Side Yard Setback: 5 feet
  - Rear Yard Setback: 60 feet
- 3) Signage for this zone and property shall be limited to a single monument sign, no greater than 4 feet in height with a maximum size of 20 square feet per sign face. The sign shall have uplighting from the ground only (not to be interior-illuminated).
- 4) The architectural style for this zone and property shall be residential with roof shape, materials, fenestration and other building details similar to the conceptual drawings provided with the developer's application (see exhibit A).

INTRODUCED for FIRST READING and PUBLICATION this 20th day of August, 1997.

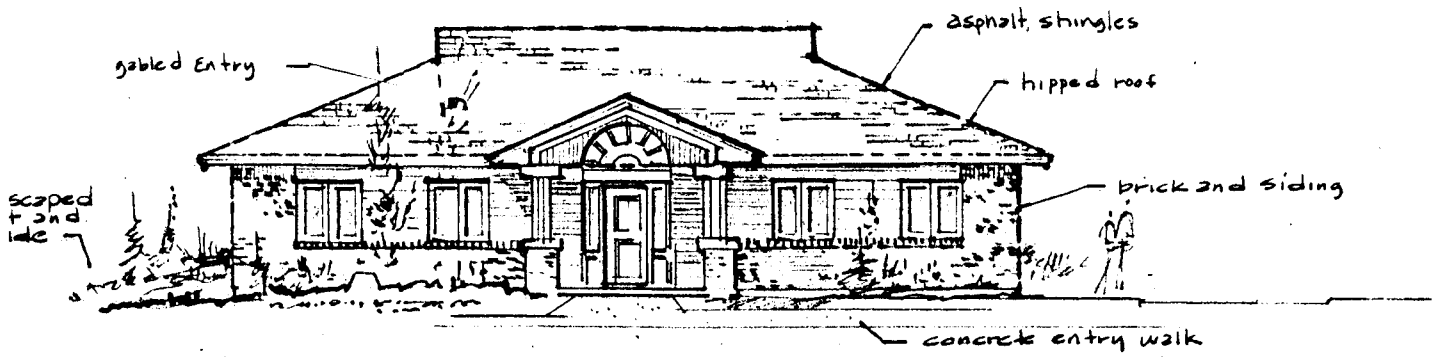
PASSED on SECOND READING this 3rd day of September, 1997.

ATTEST:

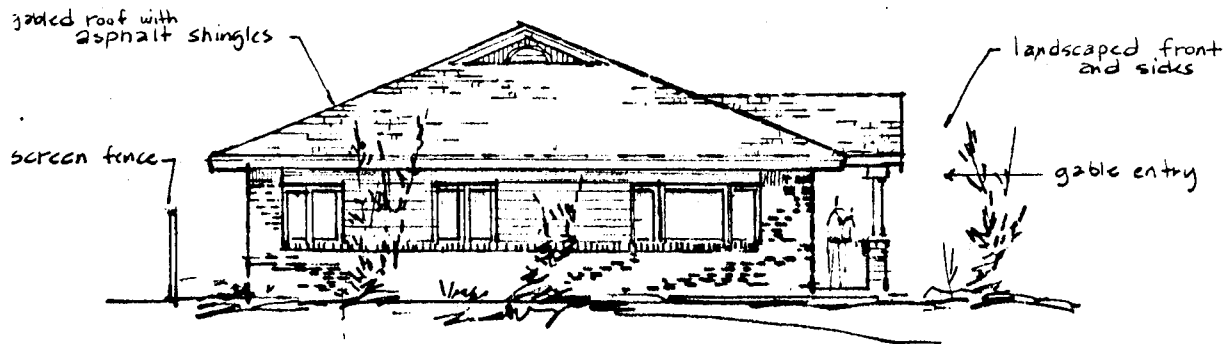
/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of Council

EXHIBIT A



FRONT - EAST SIDE - towards 3rd street  
1/8" = 1'-0"



SIDE VIEW - SOUTH FACE - towards Belford  
1/8" = 1'-0"