

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3037

REZONING LAND LOCATED ON 28 1/4 ROAD FROM PC TO B-1

Recitals:

The property located at 514 28 1/4 Road was rezoned from RSF-8 to PC (Planned Commercial) in 1995 to accommodate the proposed expansion of the Ernst retail store to the south. The zoning ordinance (No. 2847) limited the uses to indoor and outdoor storage of building and nursery materials and supplies and was specific to the Ernst expansion. The ordinance stated that “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”. After paving, drainage and landscaping improvements were completed on the property, Ernst went bankrupt and never used the site.

The owner of the property has requested a rezone to B-3 (Retail Business). Staff recommended reverting the zone to the previous zone of RSF-8. Planning Commission recommended a zoning of B-1 (Limited Business) as an appropriate transition between the commercial uses to the south and the surrounding residential uses. The City Council concurs with the Planning Commission recommendation and 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 PC (Planned Commercial) to B-1 (Limited Business):

The South 150 feet of the West 1/2 of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian, except that tract of land conveyed to the City of Grand Junction in deed recorded March 27, 1995 in Book 2135 at Page 228, County of Mesa, State of Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of November, 1997.

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

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of City Council