

CITY OF GRAND JUNCTION

Ordinance No. 3050

REZONING PROPERTY FOR A FUNERAL HOME
LOCATED AT 2708 PATTERSON ROAD
FROM RSF-8 TO B-1

Recitals.

A rezone request from RSF-8 to B-1 (Limited Business) has been requested for a 0.86 acre parcel located east of 12th Street on the north side of Patterson at 2708 Patterson Road. The site is the location of a large single family home with several outbuildings. The owner desires to convert the home into a funeral home and business residence. Activities at the funeral home consists of making funeral arrangements with families, offering funeral merchandise such as headstones, caskets and urns, embalming and viewing. The home has no chapel and all funeral ceremonies will be held at existing churches in the community.

The site is located in an area proposed for commercial development per the Growth Plan. Although residential uses exist to the east and south, the Growth Plan also shows these areas appropriate for future commercial development. The site will be upgraded to meet zoning requirements in the B-1 zone.

Access is via Patterson Road which is experiencing increasing amounts of traffic and access onto which is of increasing concern.

The City Planning Commission found that the zoning conforms with Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at their February 10, 1998 hearing.

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 RSF-8 to B-1:

That portion of Block 13, Fairmount Subdivision located in the City of Grand Junction, as recorded at Mesa County Clerk and Records Office, Mesa County, State of Colorado, described as follows:

Beginning 256.4 feet east of the southwest corner of Section 1, T1S, R1W of the Ute Meridian, thence east 208 feet, thence north 209.4 feet, thence west 208 feet, thence south 209.4 feet to the beginning.; SUBJECT HOWEVER to the following: at such time as the City requires, based on

then existing conditions, that left turn exiting should be restricted or eliminated, the City may do so without liability or compensation therefor.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of February, 1998.

PASSED on SECOND READING this 4th day of March, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of City Council