

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3065

Ordinance Rezoning 2584 F Road from RSF-4 to B-1

Recitals.

A rezone request from Residential Single Family with a maximum density of four units per acre (RSF-4) to B-1 (Limited Business) has been requested for a 0.913 acre site located at 2584 F Road

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, on June 9, 1998 the Grand Junction Planning Commission recommended approval of the B-1 (Limited Business) zone district for 2584 F Road for the following reasons:

- 1) Rezone to B-1 complies with the Growth Plan's Future Land Use designation and the Plan's goals and policies;
- 2) Rezone to B-1 complies with the Patterson Road Corridor Guidelines;
- 3) Rezone to B-1 complies with the rezone criteria found in Section 4-4-4 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

After public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 zone district be established.

The City Council finds that the B-1 zone district is in conformance with the stated criteria of section 4-4-4 of the Grand Junction Zoning and Development Code and complies with the Growth Plan and the Patterson Road Corridor Guidelines.

The following property is hereby rezoned from RSF-4 to B-1 (Limited Business).

The following parcel shall be zoned B-1 (Limited Business):

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 2 of Redstone Business park, a replat of lot 3 of Tomkins Subdivision.

(includes the following tax parcel: 2945-034-43-002)

Introduced on first reading this 17th day of June, 1998.

PASSED and ADOPTED on second reading this 1st day of July, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of the Council