

CITY OF GRAND JUNCTION

Ordinance No. 3149

REZONING PROPERTY IN BRACH'S SUBDIVISION  
LOCATED SOUTH SIDE OF POWER ROAD, WEST OF DIKE ROAD  
FROM RSF-8 TO C-1

Recitals.

A rezone request from RSF-8 to C-1 (Light Commercial) is requested for a 2.52-acre parcel located on the south side of Power Road, west of Dike Road in Brach's Subdivision. The easternmost lot in the subdivision is proposed for redevelopment into a new retail commercial site. The western lot is currently occupied with a single family home. A portion of both lots is zoned RSF-8; the remainder is zoned C-1. The rezone is proposed in conjunction with the redevelopment of the eastern portion of the site. The rezone will make the home nonconforming, however it is likely to redevelop to commercial. Louis Brach, the property owner, is aware that the zone change will create a nonconformity.

The Growth Plan Map shows a commercial land use on these parcels.

The City Planning Commission found that the zoning conforms to Section 4-4-4 of the Grand Junction Zoning and Development Code and recommended approval of this rezone request at their May 18, 1999 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 C-1:

A parcel of land being part of Section 16, T1S, R1W Ute Meridian, the same as that parcel recorded in City Ordinance No. 2120 on May 4, 1983, being more particularly described as follows:

Beginning at a point which is N00°00'00"E 1041.32' and S54°40'00"E 75.11' and N01°17'56"E 465' from the SE Corner Sec 16 T1S, R1W, Ute Meridian thence N01°17'56"E 154.95', thence S85°20'00"W 75.12'; thence N00°06'07"E 16.34'; thence N89°05'21"W 136.71'; thence N89°53'53"W 119.70'; thence N84°49'50"W 50.37'; thence N85°11'53" W112.61'; thence S00°00'00"E 245.00'; thence S85°00'00"E 23'; thence N72°14'30"E 274.02' to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of May, 1999.

PASSED on SECOND READING this 2nd day of June, 1999.

ATTEST:

/s/ Christine English  
Acting City Clerk

/s/ Gene Kinsey  
President of City Council