

**CITY OF GRAND JUNCTION, COLORADO**

Ordinance No. 3231

AMENDING THE PERMITTED USES IN A PB ZONE  
LOCATED AT THE NW CORNER OF 1<sup>ST</sup> STREET AND PATTERSON ROAD

Recitals:

The property located at the NW corner of 1<sup>st</sup> Street and Patterson Road was zoned PB (Planned Business) at the time of annexation. A list of permitted uses was identified in the annexation agreement for the property. Those uses included those allowed in the B-1, B-2 and C-1 zone districts with some listed exceptions. Community Hospital is now proposing to develop the property as a day surgery center and medical offices. This ordinance will clarify the uses allowed in the PB zone district.

The Planning Commission has considered the request and has recommended approval of the proposed uses.

The City Council, having considered the Planning Commission recommendation, finds that the proposed day surgery center and medical offices is in conformance with the Growth Plan and the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ALLOWED USES FOR THE PROPERTY DESCRIBED BELOW SHALL BE GENERAL OFFICES, MEDICAL OFFICES AND HOSPITALS:

Lots 1,2,3,4,5 and 6 in Willowdale Subdivision and Beginning 245' N of the SE cor Sec 3 T1S R1W of the UM; N 136.16'; S 87d41'W 178.05'; S 129.97'; S 89d57'E 177.9' to POB; except the E 30' thereof for 1st Street; and except tracts of land conveyed to the City of Grand Junction in deeds recorded April 10, 1989 in Bk 1737 Pg 746 and April 10, 1989 Bk 1737 Pg 747 Mesa County CO.

INTRODUCED for FIRST READING this 19<sup>th</sup> day of January, 2000.

PASSED and ADOPTED on second reading this 16<sup>th</sup> day of February, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council