

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4573**

**AN ORDINANCE REZONING PROPERTIES WITHIN THE GREATER DOWNTOWN
PLAN AREA**

RECITALS.

The City has adopted the Greater Downtown Plan which includes a Future Land Use Map for the Greater Downtown area.

In order to implement the Greater Downtown Plan, certain parcels are being rezoned to be consistent with the Future Land Use Map and the goals of the Greater Downtown Plan.

City Council finds that the proposed rezone of property as depicted in the Greater Downtown Plan Zoning Map meets the zoning criteria stated in section 21.02.140 of the Municipal Code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION:**

That the properties as listed in Exhibit A are rezoned.

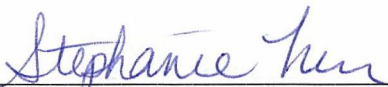
INTRODUCED on first reading the 6th day of March, 2013 and ordered published pamphlet form.

PASSED and **ADOPTED** on second reading the 20th day of March, 2013 and ordered published in pamphlet form.



President of City Council

ATTEST:



City Clerk



EXHIBIT A – GREATER DOWNTOWN REZONED PROPERTIES

PARCEL NUMBER	LOCATION	EXISTING ZONING	PROPOSED ZONING
2945-142-39-010	340 GRAND AVE	B-1	B-2
2945-142-39-003	321 OURAY AVE	RO	B-2
2945-142-38-024	203 OURAY AVE	RO	B-2
2945-142-38-025	200 GRAND AVE	B-1	B-2
2945-232-04-001	202 RIVERSIDE PKWY	I-2	I-O
2945-142-39-009	360 GRAND AVE	B-1	B-2
2945-232-00-075	NO ADDRESS	I-2	I-O
2945-142-39-001	303 OURAY AVE	RO	B-2
2945-221-01-005	206 LILA AVE	I-1	I-O
2945-221-00-143	NO ADDRESS	I-1	I-O
2945-142-40-958	447 OURAY AVE	RO	B-2
2945-142-40-951	402 GRAND AVE	B-1	B-2
2945-142-42-011	604 GRAND AVE	B-1	B-2
2945-142-42-008	624 GRAND AVE	B-1	B-2
2945-142-42-010	608 GRAND AVE	B-1	B-2
2945-142-42-009	616 GRAND AVE	B-1	B-2
2945-142-39-016	NO ADDRESS	RO	B-2
2945-221-01-008	603 LAWRENCE AVE	I-1	I-O
2945-221-01-003	205 HALE AVE	I-1	I-O
2945-221-01-002	211 HALE AVE	I-1	I-O
2945-221-01-001	219 HALE AVE	I-1	I-O
2945-221-00-080	201 HALE AVE	I-1	I-O
2945-144-25-971	1129 COLORADO AVE	B-1	B-2
2945-144-25-024	1129 COLORADO AVE	B-1	B-2
2945-144-25-021	1105 COLORADO AVE	B-1	B-2
2945-142-42-006	640 GRAND AVE	B-1	B-2
2945-142-39-002	315 OURAY AVE	B-2	B-2
2945-142-32-990	529 CHIPETA AVE	R-8	RO
2945-142-32-998	520 N 5TH ST	R-8	RO
2945-142-32-994	501 CHIPETA AVE	R-8	RO
2945-142-32-999	517 CHIPETA AVE	R-8	RO
2945-142-32-992	525 CHIPETA AVE	R-8	RO
2945-144-25-972	1169 COLORADO AVE	B-1	B-2
2945-221-01-010	636 1/2 LAWRENCE AVE	I-1	I-O
2945-221-01-011	636 LAWRENCE AVE	I-1	I-O
2945-142-40-010	460 GRAND AVE	B-1	B-2
2945-142-40-998	433 N 5TH ST	RO	B-2
2945-142-40-952	453 OURAY AVE	RO	B-2
2945-142-40-953	460 GRAND AVE	B-1	B-2
2945-142-39-015	330 GRAND AVE	B-1	B-2

PARCEL NUMBER	LOCATION	EXISTING ZONING	PROPOSED ZONING
2945-142-39-004	329 OURAY AVE	RO	B-2
2945-231-39-001	NO ADDRESS	I-2	C-2
2945-231-39-002	1101 KIMBALL AVE	I-2	C-2
2945-221-01-006	201 LILA AVE	I-1	I-O
2945-142-37-018	400 N 1ST ST	B-1	B-2
2945-232-00-080	NO ADDRESS	I-2	Part to I-1
2945-232-06-003	NO ADDRESS	I-2	I-1
2945-142-39-911	304 GRAND AVE	B-1	B-2

CITY-OWNED PROPERTIES

2945-221-00-942	NO ADDRESS	R-8	B-P
2945-221-00-944	NO ADDRESS	I-O	CSR and BP
2945-221-00-940	543 LAWRENCE AVE	I-1	BP
2945-231-00-945	925 STRUTHERS AVE	CSR	Part to C-2; Part to I-2
2945-232-00-945	1001 S 3RD ST	I-O	Part to CSR; Part to I-2
2945-232-01-941	404 NOLAND AVE	C-2	CSR
2945-232-00-949	926 S 4TH ST	C-2	CSR
2945-232-01-940	426 NOLAND AVE	C-2	CSR
2945-232-00-946	NO ADDRESS	C-2	CSR
2945-231-17-941	919 KIMBALL AVE	I-1	C-2
2945-232-00-942	1001 S 5TH ST	C-2	CSR
2945-232-00-944	940 S 4TH ST	C-2	CSR
2945-232-00-948	950 S 4TH ST	C-2	CSR
2945-232-00-943	910 S 4TH ST	C-2	CSR
2945-232-00-941	1005 S 5TH ST	C-2	CSR
2945-232-00-947	952 S 4TH ST	C-2	CSR
2945-232-01-944	402 NOLAND AVE	C-2	CSR
2945-232-31-941	1030 S 5TH ST	C-2	CSR
2945-233-00-948	641 STRUTHERS AVE	C-2	CSR
2945-232-01-943	1007 S 5TH ST	C-2	CSR
2945-232-02-940	930 S 5TH ST	C-2	CSR
2945-232-01-942	1014 S 4TH ST	C-2	CSR
2945-232-04-942	NO ADDRESS	I-2	BP and I-O
2945-232-02-948	1040 S 5TH ST	C-2	CSR
2945-234-00-930	709 STRUTHERS AVE	C-2	CSR
2945-234-11-941	725 STRUTHERS AVE	C-2	CSR
2945-242-00-945	NO ADDRESS	I-2	CSR
2945-243-00-945	2735 RIVERSIDE PKWY	CSR	I-2

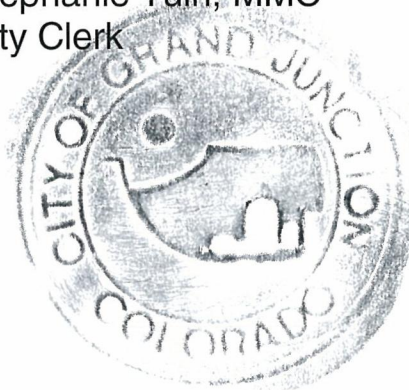
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4573 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of March, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of March, 2013, at which Ordinance No. 4573 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 25th day of March 2013.

Stephanie Tuin

Stephanie Tuin, MMC
City Clerk



Published: March 8, 2013
Published: March 22, 2013
Effective: April 21, 2013