

CITY OF GRAND JUNCTION, COLORADO

REZONING ORDINANCE No. 3399

**Ordinance Rezoning 215 Chuluota Avenue
from the Residential Multi-Family-8 (RMF-8) zone district
to Planned Development with
Neighborhood Business (B-1) as the default zone**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning 215 Chuluota Avenue to the Planned Development (PD) zone district with B-1 default zone, for the following reasons:

1. The zone district is consistent with the goals and policies of the Growth Plan.
2. The zone district meets the intent and purpose of Chapter 5.
3. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Development (PD) zone district be established.

The Planning Commission and City Council find that the Planned Development (PD) zoning is in conformance with Chapter 5 and the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to the Planned Development (PD) zone district:

That part of Lot 3, Blk 10 Mobley's Subd, West of Plank Avenue in Sec 15, T1S, R1W of the UM, Mesa Co., CO.

The underlying default zone shall be Neighborhood Business (B-1) with bulk standards to be specified on the Final Plan.

Introduced on first reading this 2nd day of January, 2002.

PASSED and ADOPTED on second reading this 20th day of February, 2002.

/s/: Cindy Enos-Martinez
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk