

ORDINANCE NO. 2627

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF A PORTION OF THE PROPERTY AT 2370 AIR PARK WAY FROM "I-2," GENERAL INDUSTRIAL DISTRICT TO "B-3," GENERAL COMMERCIAL DISTRICT

WHEREAS, Planning Commission met on April 26, 2023, to consider a rezoning of a 0.14-acre portion of the property at 2370 Air Park Way, City of Montrose; and

WHEREAS, the motion carried and Planning Commission has recommended to the City Council the zoning changes provided herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that:

SECTION 1:

The Official Zoning Map is amended to designate 2370 Air Park Way, more particularly described as:

A portion of Lot 1 of Gordon Minor Subdivision, as recorded at Reception Number 718789 at the Montrose County Clerk and Recorder, situate in the Northwest Quarter of Section 20, Township 49 North, Range 9 West of the New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, said portion being more particularly described as follows;

BEGINNING at the southerly common corner to said Lot 1 and Lot 1 of Air Park Way Minor Subdivision, as recorded at Reception Number 944239, whence common line between said Lot 1 of Gordon Minor Subdivision and said Lot 1 of Air Park Minor Subdivision bears North 22°25'17" West, as shown on the plat of said Air Park Way Minor Subdivision, with all bearings contained herein relative thereto;

Thence North 22°25'17" West along said common line a distance of 187.74 feet to the northerly point on said common line, being on a ditch centerline; thence North 85°43'35" East along said ditch centerline, being the northerly line of said Lot 1 of Gordon Minor Subdivision, a distance of 84.11 feet;
Thence South 10°23'09" East, a distance of 40.56 feet to a point of cusp with a curve concave to the southeast, having a radius of 51.46 feet and a central angle of 85°11'45" and being subtended by a chord which bears South 31°04'09" West 69.66 feet;
Thence westerly along said curve, a distance of 76.52 feet;
Thence South 11°31'44" East tangent to said curve, a distance of 81.91 feet to said southerly common corner and the POINT OF BEGINNING.

as a "B-3," General Commercial District, according to the Official Zoning Map.


INTRODUCED, READ and PASSED on first reading this 16th day of May, 2023.

ATTEST:



Lisa DelPiccolo, City Clerk




Barbara Bynum, Mayor

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the 6th day of June, 2023, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 6th day of June, 2023.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk