

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2020-02**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,
AMENDING THE ZONE DISTRICT MAP OF THE TOWN BY
ZONING CERTAIN PROPERTY KNOWN AS 105 MAIN
STREET (PARCEL #2937-091-00-034) FROM TOWN CENTER
(TC) TO MIXED USE (MU)**

WHEREAS, the Board of Trustees received a zoning request from Wood Properties, LLC, the owner for the property located at 105 Main Street, to amend the zone district map in the particulars hereinafter set forth for the property herein described; and

WHEREAS, public notice has been given as required by Article 3, section 3.08 of the Palisade Land Development Code; and

WHEREAS, said application was reviewed before the Planning Commission on January 7th, 2020 as required by Article 4, section 4.02 of the Palisade Land Development Code; and

WHEREAS, the Planning Commission has recommended to the Board of Trustees that the applicant's request that the Mixed Use (MU) zone be granted; and

WHEREAS, the Board of Trustees finds and determines that the applicants have provided sufficient evidence that the proposed amendment is desirable, based on the criteria set forth in Section 4.02 of the Land Development Code; and

WHEREAS, the Board of Trustees finds and determines that the applicant has met the burden of providing evidence that the area in question possesses geological, physiological, and other environmental conditions compatible with and characteristic of the use requested, and the advantages of the use requested outweigh the disadvantages of the use requested occasioned by the proposed amendment.

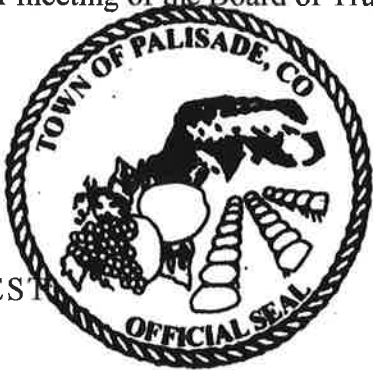
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:

Section 1. That Article 1 of the Palisade Land Development Code, as well as the zone district map of the Town of Palisade, established by and incorporated into said Article, be and the same hereby is, amended so as to provide that the property known as 105 Main Street in the Town of Palisade, County of Mesa, and State of Colorado as shown on attached Exhibit A and more particularly described in Exhibit B be and the same hereby is zoned from Town

Center (TC) to Mixed Use (MU).

Section 2. Upon adoption of this Ordinance, the zoning amendment herein contained shall be promptly entered on the appropriate page of the Official Zone District Map, showing general location, effective date, and nature of the change. One copy of the approved application shall be retained in the records of the Building Official, in order to ensure that development proceeds in conformance with the requirements of the approved zone district designation and this Ordinance.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Palisade, Colorado, held on January 14, 2020.



TOWN OF PALISADE, COLORADO

By:

Roger L. Granat
Roger L. Granat, Mayor

ATTEST

Lindsey Chitwood
Lindsey Chitwood, Town Clerk

Beginning 30.00 feet East and 30.00 feet South of Northwest corner lot 03, section 9, thence South 76.80 feet, East 80.00 feet, North 76.80 feet, West 80.00 feet to beginning