

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2022-07**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO,
AMENDING THE ZONE DISTRICT MAP OF THE TOWN BY ZONING
CERTAIN PROPERTY KNOWN AS 702 37 1/10 ROAD (MESA COUNTY
PARCEL NO. 2937-084-00-078) FROM LOW DENSITY RESIDENTIAL
(LDR TO MIXED USE (MU) ZONE DISTRICT.**

WHEREAS, the Town of Palisade received an application to amend the zone district map for the Town for property located at 702 37 1/10 Road, Palisade, Colorado legally described below and with a Mesa County Parcel No. 2937-084-00-078 (the "Property") from Low Density Residential (LDR) to Mixed Use (MU) Zone District; 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 18, 2022 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 it grant the applicant's request to rezone the Property from Low Density Residential (LDR) to Mixed Use (MU) Zone District; 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 it desires to grant the request and rezone the Property.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The zone district map of the Town of Palisade is hereby amended so as to provide that the Property located at 702 37 1/10 Road in the Town of Palisade legally described below is zoned from Low Density Residential (LDR) to Mixed Use (MU) Zone District:

BEG AT A PT W 1318.7FT + N 0DEG15MIN E 75FT FR SE COR SEC 8 11S 98W SD
PT BEING ON N LI HWY 6 + 24 N 0DEG15MIN E 172FT E 121.5FT S 0DEG15MIN
W 172FT W 121.5FT TO BEG EXC W 40FT FOR RD

INTRODUCED, READ, PASSED, APPROVED AND ORDERED PUBLISHED BY TITLE, at the regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on January 25, 2025.

TOWN OF PALISADE, COLORADO

By: 
Greg Mikolai, Mayor

ATTEST:


Keli Frasier, Town Clerk

