

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3608**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS  
THE PROIETTI REZONE  
LOCATED AT 2558 & 2560 PATTERSON ROAD FROM RESIDENTIAL  
MULTI-FAMILY (RMF-8)  
TO RESIDENTIAL OFFICE (RO)**

RECITALS:

The Grand Junction Planning Commission, at its February 10<sup>th</sup>, 2004 public hearing, recommended approval of the rezone request from the PD, (Planned Development) & RMF-8, (Residential Multi-Family – 8 units per acre), to RO, (Residential Office) Zoning District.

A rezone from the PD, (Planned Development) & RMF-8, (Residential Multi-Family – 8 units per acre), to RO, (Residential Office) Zoning District, has been requested for the property located at 2558 & 2560 Patterson Road. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential Medium High 8 - 12 DU/Ac.) City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning & Development Code have all been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL (S) DESCRIBED BELOW IS HEREBY ZONED TO THE RO (RESIDENTIAL OFFICE) ZONING DISTRICT:

Includes the following tax parcel: 2945-034-53-001 (2558 Patterson Road)

Lot 1, Vostatek Minor Subdivision, Mesa County, Colorado

Includes the following tax parcel: 2945-034-00-060 (2560 Patterson Road)

Beginning 8 rods West of the Southeast corner of the W 1/2 SW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, thence North 20 rods, thence West 5 rods, thence South 20 rods, thence East 5 rods to beginning, EXCEPTING THEREFROM that portion thereof conveyed to the City of Grand Junction by instrument recorded March 15, 1989 in Book 1734 at Page 140, Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 18<sup>th</sup> day of February, 2004.

PASSED on SECOND READING this 3<sup>rd</sup> day of March, 2004.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Jim Spehar  
President of Council