

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4943

AN ORDINANCE REZONING ARCADIA NORTH SUBDIVISION  
FROM R-4 (RESIDENTIAL – 4 DU/AC)  
TO R-5 (RESIDENTIAL – 5.5 DU/AC)

LOCATED AT 700, 701, 702, 703, 704, 705, 706, 707, 708, AND 709 CALEB STREET

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 zoning the Arcadia North Subdivision to the R-5 (Residential – 5.5 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5.5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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


The following properties shall be zoned R-5 (Residential – 5.5 du/ac):

ARCADIA NORTH SUBDIVISION

Introduced on first reading this 17<sup>th</sup> day of June 2020 and ordered published in pamphlet form.

Adopted on second reading this 1<sup>st</sup> day of July 2020 and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4943 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of June 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1<sup>st</sup> day of July 2020, at which Ordinance No. 4943 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3<sup>rd</sup> day of July 2020.

  
\_\_\_\_\_  
Deputy City Clerk

Published: June 19, 2020  
Published: July 03, 2020  
Effective: August 02, 2020

