

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4969**

**AN ORDINANCE REZONING PROPERTY  
FROM C-1 (LIGHT COMMERCIAL)  
TO R-O (RESIDENTIAL – OFFICE)**

**LOCATED AT 1032 BELFORD AVENUE**

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 1032 Belford Avenue to the R-O (Residential Office) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Neighborhood Center 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-O (Residential Office) 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-O (Residential Office):

LOT 25 AND 26 IN BLOCK 2, CITY OF GRAND JUNCTION, AS SHOWN ON THE PLAT OF RESURVEY OF SECOND DIVISION CITY OF GRAND JUNCTION AT RECEPTION NUMBER 54332.

Introduced on first reading this 18<sup>th</sup> day of November, 2020 and ordered published in pamphlet form.

Adopted on second reading this 2<sup>nd</sup> day of December, 2020 and ordered published in pamphlet form.

ATTEST:

*WW Inkelmann*

City Clerk

*C. S. [Signature]*

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4969 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of November 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 2<sup>nd</sup> day of December 2020, at which Ordinance No. 4969 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 4<sup>th</sup> day of December 2020.

  
Deputy City Clerk

Published: November 20, 2020  
Published: December 4, 2020  
Effective: January 3, 2021

