

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3822

**AN ORDINANCE REZONING A PARCEL OF LAND FROM
RESIDENTIAL MULTI-FAMILY WITH A DENSITY NOT TO EXCEED
EIGHT UNITS PER ACRE (RMF-8) TO RESIDENTIAL OFFICE (RO)**

LOCATED AT 302 WEST GRAND 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 the rezone request from RMF-8 district to the RO zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Residential Medium (4 – 8 du/ac). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied for the following reasons:

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

Lots 18, 19, 20, 21 and 22, Block 4, Carpenter's Subdivision No. 2, Mesa County, Colorado.

Introduced on first reading on the 17th day of August, 2005.

PASSES and ADOPTED on second reading this 7th day of September, 2005.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of the Council