

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3828**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE  
WEIMER PROPERTIES REZONE FROM RESIDENTIAL MULTI-FAMILY – 8  
UNITS/ACRE (RMF-8) TO RESIDENTIAL OFFICE (RO)  
LOCATED AT 1705 & 1715 N. 1<sup>ST</sup> STREET**

Recitals.

The Grand Junction Planning Commission, at its September 13<sup>th</sup>, 2005 public hearing, recommended approval of the rezone request from the RMF-8, Residential Multi-Family – 8 units per acre, to RO, Residential Office Zoning District.

A rezone from RMF-8, Residential Multi-Family – 8 units per acre, to RO, Residential Office Zoning District, has been requested for the properties located at 1705 & 1715 N. 1<sup>st</sup> Street. The City Council finds that the request meets the goals and policies and future land use 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 & 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: 2945-104-36-001 (1715 N. 1<sup>st</sup> Street)

Lot 1, Chiroconnection Simple Subdivision

Includes the following tax parcel: 2945-104-36-002 (1705 N. 1<sup>st</sup> Street)

Lot 2, Chiroconnection Simple Subdivision

CONTAINING a total of 0.41 Acres (18,215 Sq. Ft.), more or less, as described.

Introduced on first reading this 21<sup>st</sup> day of September, 2005 and ordered published.

Adopted on second reading this 5<sup>th</sup> day of October, 2005.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk