

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5095

AN ORDINANCE REZONING LOT 2 OF  
MORSE SUBDIVISION 2981 B ½ ROAD, GRAND JUNCTION, COLORADO FROM  
R-4 (RESIDENTIAL 4 DU/AC) TO R-8 (RESIDENTIAL 8 DU/AC)

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning Lot 2 of the Morse Subdivision to the R-8 (Residential 8 du/ac) zone district.

The Planning Commission found that the R-8 zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Medium of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential 8 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

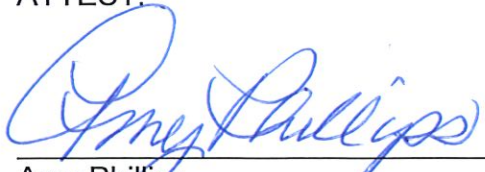
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

Lot 2 Of Morse Subdivision is and shall be zoned R-8 (Residential 8 du/ac) in accordance with the Grand Junction Municipal Code.

Introduced on first reading this 3<sup>rd</sup> day of August 2022 and ordered published in pamphlet form.

Adopted on second reading this 7<sup>th</sup> day of September 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Anna M. Stout  
President of City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5095 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 August 2022 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 7<sup>th</sup> day of September 2022, at which Ordinance No. 5095 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 12<sup>th</sup> day of September 2022.

  
Deputy City Clerk

Published: August 19, 2022  
Published: September 9, 2022  
Effective: October 9, 2022

