

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4592**

**AN ORDINANCE ZONING THE  
HERITAGE CHURCH ANNEXATION  
TO R-O (RESIDENTIAL OFFICE)**

**LOCATED AT 2935 PATTERSON ROAD**

Recitals

The Heritage Church Annexation consists of one parcel of 0.68 acres at 2935 Patterson Road and 0.16 acres (6940 square feet) of the 29 3/8 Road right-of-way.

The property owner, Heritage Church of Grand Junction, has relocated and has requested annexation into the City and a zoning of R-O (Residential Office) to facilitate the sale, reuse, and/or redevelopment of the property.

Under the 1998 Persigo Agreement between the City and Mesa County, any proposed development within the Persigo 201 Boundary that requires a change in zoning is considered annexable. Since the church is attempting to market the property for a use other than a church, a rezoning is necessary and, therefore, the property must be annexed by the City of Grand Junction. The consideration of the rezoning is concurrent with the annexation of the property.

The proposed zoning of R-O (Residential Office) implements the Future Land Use Map designation of Residential Medium (RM) Density (4-8 du/ac) of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Heritage Church Annexation to the R-O (Residential Office) zone district finding that it conforms with the Future Land Use Map of the Comprehensive Plan, furthers the Comprehensive Plan's goals and policies, is generally compatible with land uses located in the surrounding area and meets the zoning criteria found in Section 21.02.140 of the Grand Junction Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O (Residential Office) zone district is in conformance with the applicable criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code, implements and is consistent with the Comprehensive Plan and is compatible with the surrounding neighborhood.

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

The following property be zoned R-O (Residential Office):

**HERITAGE CHURCH ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, Heritage Church Subdivision as same is recorded in Book 4705, Page 986, Public Records of Mesa County, Colorado and assuming the North line of the NE 1/4 NW 1/4 of said Section 8 bears N 89°58'53" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°58'53" E along the North line of said Lot 1 and its Easterly projection, a distance of 132.00 feet to a point in the centerline of 29-3/8 Road; thence S 00°04'58" E along said centerline, a distance of 277.60 feet; thence S 89°58'53" W, along the South line of said Lot 1 and its Easterly projection, a distance of 132.00 feet to the Southwest corner of said Lot 1; thence N 00°04'58" W, along the West line of said Lot 1, a distance of 277.60 feet, more or less, to the Point of Beginning.

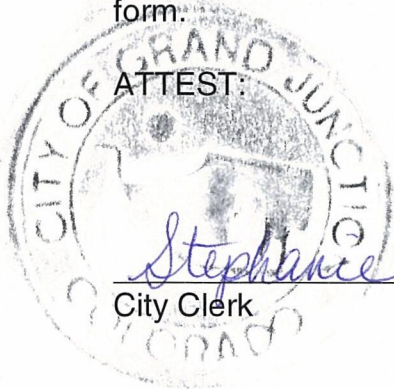
CONTAINING 36,643 Square Feet or 0.84 Acres, more or less, as described.

LESS 0.16 acres (6940 square feet) of public right-of-way.

**INTRODUCED** on first reading the 19<sup>th</sup> day of June, 2013 and ordered published in pamphlet form.

**ADOPTED** on second reading the 3<sup>rd</sup> day of July, 2013 and order published in pamphlet form.

ATTEST:




*Stephanee Tun*  
City Clerk

*Sam Susseran*  
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4592 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of June, 2013 and that 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 3<sup>rd</sup> day of July, 2013, at which Ordinance No. 4592 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 5<sup>th</sup> day of July 2013.

  
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Stephanie Tuin, MMC  
City Clerk

Published: June 21, 2013  
Published: July 5, 2013  
Effective: August 4, 2013

