

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3979**

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE ORR REZONE,  
.322 ACRES, LOCATED AT 498 PATTERSON ROAD,  
FROM RMF-5 TO B-1**

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-5 (Residential Multi-Family, 5 du/ac) to B-1 (Neighborhood Business).

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. 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.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY REZONED B-1 (NEIGHBORHOOD BUSINESS).**

Lot 10, Fairmount Heights Subdivision, Mesa County, Colorado.

Introduced on first reading on the 4th day of October, 2006.

PASSES and ADOPTED on second reading this 18<sup>th</sup> day of October, 2006.

Attest:

/s/: Juanita Peterson  
Deputy City Clerk

/s/: James J. Doody  
President of the Council