

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4020

**AN ORDINANCE REZONING THE HILLTOP BACON CENTER LOCATED
AT 1405 WELLINGTON AVENUE
FROM RMF-8 TO RESIDENTIAL OFFICE (RO)**

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 zoning the property at 1405 Wellington Avenue RO finding that: 1) the RO zone district is consistent with and implements the land use category as shown on the Growth Plan Future Land Use Map (Residential Medium 4-8 units per acre); 2) is consistent with the Growth Plan's goals and policies; and 3) is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the RO zone district be established.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND
JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED
RESIDENTIAL OFFICE (RO):**

That part of Block 10 of Fairmont Subdivision, according to the plat recorded November 4, 1890 in Plat Book 1 at Page 19 of Mesa County Records lying north of the ROW of the Grand Valley Irrigation Company's canal; TOGETHER WITH the east 20 ft of the vacated road ROW adjacent to the West side of said Block 10 and lying north of the ROW of said canal; in the city of Grand Junction; EXCEPT a parcel of land for road and utility ROW purposes conveyed to City of Grand Junction by instrument recorded August 2, 1984 in Book 1504 at Page 660.

INTRODUCED on FIRST READING this 17th day of January, 2007 and ordered published.

ADOPTED on SECOND READING this 7th day of February, 2007.

/s/ James J. Doody
President of Council

Attest:

/s/ Stephanie Tuin
City Clerk