

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4118**

**AN ORDINANCE REZONING 8.42 ACRES OF LAND LOCATED ON THE  
SOUTHWEST CORNER OF 26 ROAD AND G ½ ROAD FROM R-2 TO R-4  
(SUNPOINTE NORTH SUBDIVISION)**

**RECITALS:**

A rezone from the Residential - 2 units per acre (R-2) district to the Residential - 4 units per acre (R-4) district has been requested for the properties located on the South West corner of 26 Road and G 1/2 Road for purposes of developing a residential subdivision. 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 to 8 dwelling units per acre). 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.

The Grand Junction Planning Commission, at its September 11, 2007 hearing, recommended approval of the rezone request from the R-2 district to the R-4 district.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RESIDENTIAL – 4 UNITS PER ACRE (R-4) DISTRICT:**

Sunpointe North Subdivision recorded with the Mesa County Clerk and Recorder, Plat Book 13, Page 319.

INTRODUCED for FIRST READING and PUBLICATION this 17<sup>th</sup> day of September, 2007.

PASSED on SECOND READING this 1<sup>st</sup> day of October, 2007.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of Council