

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4302

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS
1211 HERMOSA AVENUE
FROM R-8 (RESIDENTIAL 8 DU/AC) TO RO (RESIDENTIAL OFFICE)
LOCATED AT 1211 HERMOSA AVENUE**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning property located at 1211 Hermosa Avenue to the RO (Residential Office) zone district, finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone districts meet the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RO (Residential Office) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following property be zoned RO (Residential Office):

Lot 1, Block 1, B and B Subdivision

Said property contains .24 acres, more or less, as described.

Introduced on first reading this 13th day of October, 2008 and ordered published.

Adopted on second reading this 3rd day of November, 2008.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk