

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4308**

**AN ORDINANCE REZONING A PARCEL OF LAND  
FROM R-5 (RESIDENTIAL, 5 DU/AC) TO  
RO (RESIDENTIAL OFFICE)**

**LOCATED AT 2872 F ROAD KNOWN AS THE LOY REZONE**

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 rezoning a parcel of land from R-5 (Residential, 5 du/ac) to the RO (Residential Office) zone district for the following reasons.

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan, Residential Medium (4-8 du/ac) and the Growth Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After public notice and public hearing before the Grand Junction City Council, City Council finds the R-O zone district to be established.

The Planning Commission and City Council find that the R-16 zoning is in conformance with the stated criteria of Section 2.6 of the Zoning and Development Code.

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

The following property shall be rezoned R-O (Residential Office).

Beginning 1,690 feet West of the SE Corner of Section 6, T1S, R1E, North 264 feet, West 290 feet, South 264 feet, East to beginning, Except South 50 feet for Right-of-way as in Book 1116 Page 414 and Book 1363 Page 267 at Mesa County Clerk and Recorder.

Introduced on first reading on the 5th day of November, 2008.

Adopted on second reading this 19<sup>th</sup> day of November, 2008.

Attest:

/s/: Stephanie Tuin  
City Clerk

/s/: Gregg Palmer  
President of the Council