

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4309

**AN ORDINANCE REZONING THE TALL PINES INVESTMENTS PROPERTY
FROM R-8 (RESIDENTIAL 8 DU/AC) TO
R-16 (RESIDENTIAL 16 DU/AC)**

LOCATED AT 2101 PATTERSON ROAD

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 the Tall Pines Investments property from R-8 (Residential 8 du/ac) to the R-16 (Residential 16 du/ac) 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 High 12+ 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 the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-16 zone district 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 Grand Junction 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-16 (Residential 16 du/ac).

Lot 2, NE Christian Church Subdivision

Introduced on first reading this 17th day of November, 2008 and ordered published.

Adopted on second reading this 1st day of December, 2008.

ATTEST:
/s/: Stephanie Tuin
City Clerk

/s/: Gregg Palmer
Mayor