

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4402**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE  
TRAIL SIDE SUBDIVISION  
FROM R-5, RESIDENTIAL 5 UNITS PER ACRE,  
TO R-8, RESIDENTIAL 8 UNITS PER ACRE**

**LOCATED AT 381 31 5/8 ROAD**

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 the Trail Side Subdivision Rezone to the R-8, Residential 8 Units/Acre 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 district meets 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 R-8, Residential 8 Units/Acre 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 R-8, Residential 8 Units/Acre

Lot 2, Ankarlo Subdivision, being a replat of Parcel 1A Ankarlo Simple Land Division situated in the NW ¼, NE ¼ in Section 22, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado.

Said parcel contains 9.15 acres more or less.

Introduced on first reading this 4th day of January, 2010 and ordered published.

**ADOPTED** on second reading this 20<sup>th</sup> day of January, 2010.

ATTEST:

/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk