

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4432

**AN ORDINANCE REZONING HERITAGE VILLAS
FROM R-4 (RESIDENTIAL – 4 UNITS PER ACRE) TO
R-8 (RESIDENTIAL – 8 UNITS PER ACRE)**

LOCATED AT 606 ½ 29 ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the Heritage Villas property from R-4 (Residential – 4 units per acre) to the R-8 (Residential – 8 units per acre) 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 Comprehensive Plan, Residential Medium, 4 to 8 units, and the Comprehensive 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-8 zone district to be established.

The Planning Commission and City Council find that the R-8 zoning is in conformance with the stated criteria of Title 21, Section 02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-8 (Residential – 8 units per acre).

BEG SW COR SEC 5 1S 1E N 429 FT E 660 FT S 165 FT W 330 FT S 264 FT W 330
FT TO BEG EXC THAT PT TAKEN BY PLAZA 29 AND EXC W 30 FT FOR RD ROW

ALSO KNOWN AS TAX PARCEL NUMBER 2943-053-00-136

Introduced on first reading this 2nd day of August, 2010 and ordered published.

Adopted on second reading this 16th day of August, 2010.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Teresa A. Coons
Mayor