

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4458**

**AN ORDINANCE REZONING THE COLUMBINE CAREGIVERS REZONE  
LOCATED AT 602 26 1/2 ROAD  
FROM R-4, (RESIDENTIAL – 4 DU/AC)  
TO R-O (RESIDENTIAL OFFICE)**

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 Columbine Caregivers property from R-4, (Residential – 4 du/ac) to the R-O, (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 Comprehensive Plan, Residential Medium (4 – 8 du/ac) 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-O zone district to be established.

The Planning Commission and City Council find that the R-O zoning is in conformance with the stated criteria of Section 21.02.140 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-O, (Residential Office).

A parcel of land situate in the SE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of said Section 2, the basis of bearing being N00°01'19"E along the west line of said SE 1/4 SW 1/4 to the C-S 1/16 corner of said Section 2;  
thence N00°01'19"E a distance of 160.00 feet;  
thence S89°53'32"E a distance of 45.00 feet to the east right-of-way line of 26 1/2 Road and the point of beginning;  
thence S89°53'32"E a distance of 144.88 feet;  
thence S00°01'03"E a distance of 130.00 feet to the north right-of-way of F Road;  
thence N89°53'32"W a distance of 125.00 feet along said right-of-way;


thence N44°54'00"W a distance of 28.28 feet along said right-of-way;  
thence N00°01'19"E a distance of 110.00 feet along said right-of-way to the point of  
beginning.

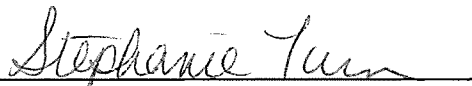
Said parcel contains 0.43 acres more or less.

**INTRODUCED** on first reading the 28<sup>th</sup> day of February, 2011 and ordered published in  
pamphlet form.

**PASSED and ADOPTED** on second reading the 14<sup>th</sup> day of March, 2011 and ordered  
published in pamphlet form.

ATTEST:

  
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Mayor

  
\_\_\_\_\_  
City Clerk