

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4624

**AN ORDINANCE REZONING 0.375 ACRES
FROM R-8 (RESIDENTIAL 8 DU/AC)
TO R-O (RESIDENTIAL OFFICE)**

LOCATED AT 2726 PATTERSON ROAD (DROSKIN REZONE)

Recitals.

The subject property is a single-family residence on approximately 0.375 acres. The property is currently zoned R-8 (Residential – 8 du/ac).

The applicant has a dental practice at 900 North Avenue and acquired the subject property in 2006. The applicant would like to relocate his practice to this property and proposes to utilize the existing structure, as the existing location on North Avenue is being considered for purchase by Colorado Mesa University.

The request to rezone the property to R-O (Residential Office) would allow the existing structure to be used for a dental office, which is not permitted within the R-8 zone.

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 property from R-8 (Residential 8 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, 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 (Residential Office) zone district to be established.

The Planning Commission and City Council find that the R-O (Residential Office) 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):

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1WEST OF THE UTE MERIDIAN, THENCE NORTH 105 FEET, THENCE NORTH 77°32' EAST 196.6 FEET, THENCE SOUTH 147 FEET, THENCE WEST 192 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION, BY INSTRUMENTS RECORDED OCTOBER 19, 1984 IN BOOK 1513 AT PAGE 302 AND APRIL 18, 1985 IN BOOK 1536 AT PAGE 29, MESA COUNTY, COLORADO.

INTRODUCED on first reading the 5th day of March, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the 19th day of March, 2014 and order published in pamphlet form.

ATTEST:



City Clerk




Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4624 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of March, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 19th day of March, 2014, at which Ordinance No. 4624 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 2nd ^{April} day of March, 2014.



Stephanie Tuin, MMC
City Clerk



Published: March 7, 2014
Published: March 21, 2014
Effective: April 20, 2014