

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4657**

**AN ORDINANCE REZONING PROPERTY  
FROM R-8 (RESIDENTIAL 8 DU/AC) AND  
PD (PLANNED DEVELOPMENT)  
TO  
R-O (RESIDENTIAL OFFICE)**

**LOCATED AT  
1410 N. 7<sup>TH</sup> STREET AND 1400 N. 7<sup>TH</sup> STREET**

Recitals:

The applicant, on behalf of Mesa Behavioral Medicine and Rocky Mountain TMS, requests that the City rezone the property at 1410 N. 7th Street from R-8 (Residential 8 du/ac) to R-O (Residential Office). The applicant is in the process of purchasing the single-family residence in order to expand the medical practice, which is located next door at 1400 N. 7th Street and zoned PD (Planned Development). In order to maintain consistency of zoning, staff recommended and the applicant has agreed to include this property in the request to rezone to R-O (Residential Office).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning R-8 (Residential 8 du/ac) and PD (Planned Development) to the R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium-High as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with 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 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-O (Residential Office):

Lots 29, 30, 31, and 32 of Block 1, ELM AVENUE SUBDIVISION.

Introduced on first reading this 18<sup>th</sup> day of February, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4<sup>th</sup> day of March, 2015 and ordered published in pamphlet form.




*Samuel Ferris*

Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4657 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of February, 2015 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 4<sup>th</sup> day of March, 2015, at which Ordinance No. 4657 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 6<sup>th</sup> day of March, 2015.

  
Stephanie Tuin, MMC  
City Clerk

Published: February 20, 2015  
Published: March 6, 2015  
Effective: April 5, 2015

