

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4664**

**AN ORDINANCE REZONING PROPERTY  
FROM R-8 (RESIDENTIAL 8 DU/AC) TO  
R-O (RESIDENTIAL OFFICE)  
LOCATED AT 1020 GRAND AVENUE**

Recitals:

The applicant requests that the City rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district. The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

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 from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium 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 zone district 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):

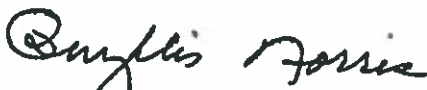
Lots 24 through 32 of Block 68, CITY OF GRAND JUNCTION.

Introduced on first reading this 20<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

Adopted on second reading this 3<sup>rd</sup> day of June, 2015 and ordered published in pamphlet form.

ATTEST:


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

  
\_\_\_\_\_  
Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4664 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of May, 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 3<sup>rd</sup> day of June, 2015, at which Ordinance No. 4664 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 5<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Stephanie Tuin, MMC  
City Clerk

Published: May 22, 2015  
Published: June 5, 2015  
Effective: July 5, 2015

