

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4517

**AN ORDINANCE REZONING PROPERTY
LOCATED AT 3015 D ROAD
FROM AN R-E (RESIDENTIAL ESTATE)
TO AN R-8 (RESIDENTIAL 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

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 property located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) 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, and the Comprehensive Plan's goals and policies.

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 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-8 (Residential 8 du/ac):

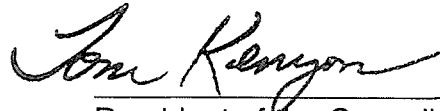
3015 D ROAD

See attached map.

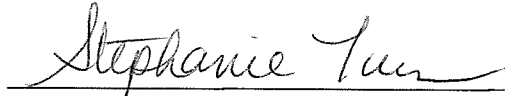
INTRODUCED on first reading the 7th day of March, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 4th day of April, 2012 and ordered published in pamphlet form.

ATTEST:

A handwritten signature in cursive script, appearing to read "Tom Kenyon".

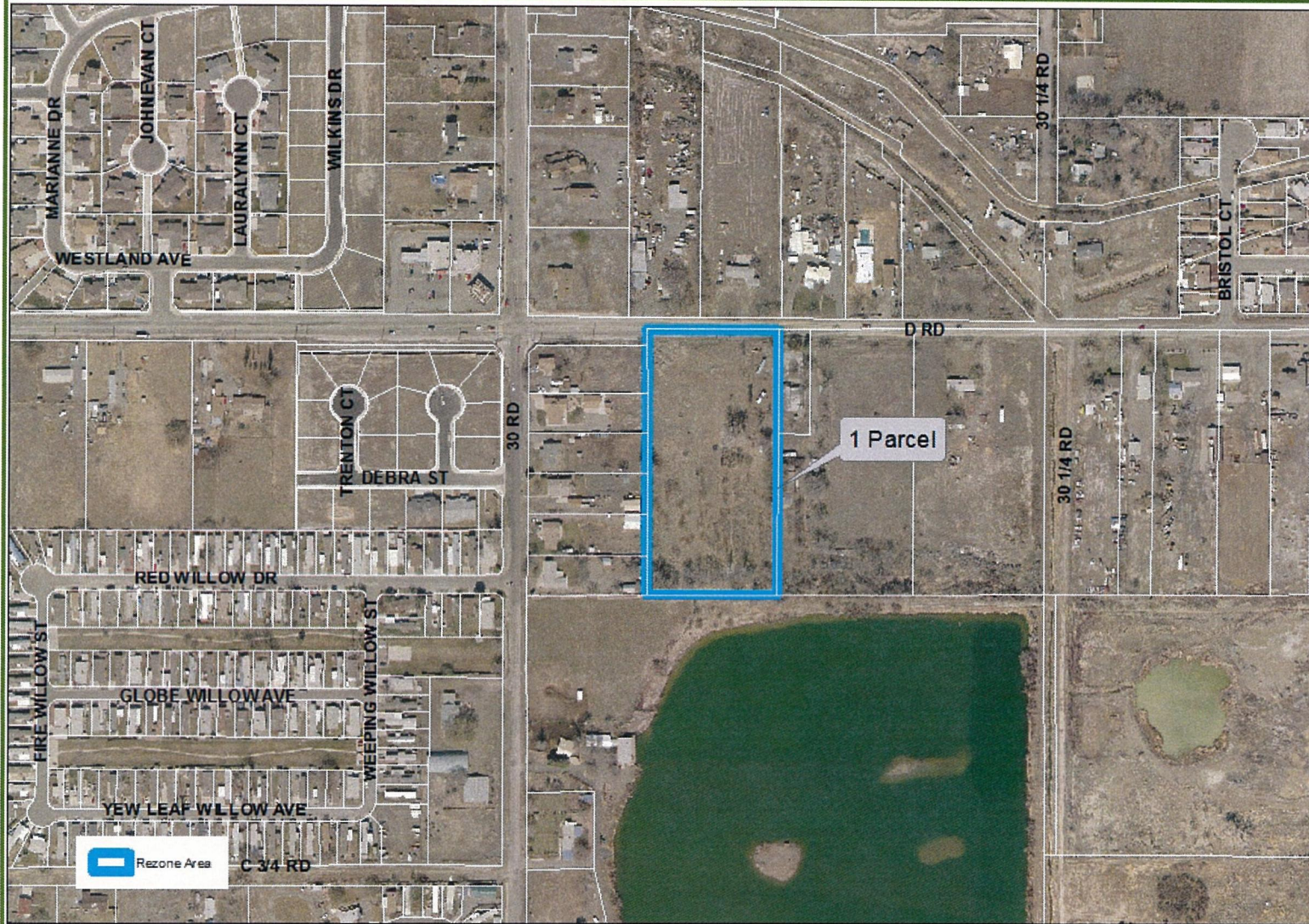
President of the Council

A handwritten signature in cursive script, appearing to read "Stephanie Turner".

City Clerk

Rezone - Area 16

Grand Junction



Rezone Area from R-E (Estate) to R-8 (5.5-8 units/acre)

Prepared by: [Illegible]
Date: [Illegible]