

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4698**

**AN ORDINANCE REZONING LANDMARK BAPTIST CHURCH  
FROM R-8 (RESIDENTIAL 8 DU/AC) TO R-O (RESIDENTIAL – OFFICE)**

**LOCATED AT 2711 UNAWEEP AVENUE**

Recitals:

The building was built in 1947 and has been used as a church since construction. The current church has outgrown the property and is planning on relocating and would like to rezone the property in order to expand the potential uses for the property.

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 Landmark Baptist Church property from R-8 (Residential 8 du/ac) to 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 (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).

BEG 440FT E OF NW COR SEC 25 1S 1W E 185FT S 228FT W 185FT N 228FT TO  
BEG EXC 30FT FOR RD ON N & 30FT ON W & ALSO EXC B-2326 P-139/141 ON NW  
COR SD PARCEL FOR ROW - 0.70AC

Introduced on first reading this 4<sup>th</sup> day of May, 2016 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of May, 2016 and ordered published in pamphlet form.



ATTEST:

Stephanie Yuen  
City Clerk

Quyllis Norris  
Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4698 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of April, 2016 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 18<sup>th</sup> day of May, 2016, at which Ordinance No. 4698 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 20<sup>th</sup> day of May, 2016.

  
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Stephanie Tuin, MMC  
City Clerk

Published: May 6, 2016  
Published: May 20, 2016  
Effective: June 19, 2016

