**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 4th day of May, 2016 and ordered published in pamphlet form.

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

ATTEST:

/s/ Stephanie Tuin /s/ Phyllis Norris

City Clerk Mayor