

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4786**

**AN ORDINANCE REZONING THE PROPOSED PATTERSON PINES SUBDIVISION  
FROM R-4 (RESIDENTIAL – 4 DU/AC) TO R-8 (RESIDENTIAL – 8 DU/AC)**

**LOCATED AT 2920 E 7/8 ROAD**

Recitals

The applicant, James Cagle, wishes to rezone an Unplatted 3.99 +/- acre parcel of land from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac).

The requested rezone is in anticipation of future single-family residential subdivision development in conjunction with the existing vacant Unplatted property to the south (4.39 +/- acres) located at 2921 E 7/8 Road which is presently zoned R-8 and is currently owned by the applicant. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Patterson Pines Subdivision property from R-4 (Residential – 4 du/ac) to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (4 – 8 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following property be zoned R-8 (Residential – 8 du/ac).

Those parcels located in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼), Section 8, Township 1 South, Range 1 East, of the Ute Meridian in Grand Junction, Mesa County, Colorado and being more particularly described:

The East 4 Acres of the N ½ of the SE ¼ of the NW ¼ of the NW ¼ of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado.

**INTRODUCED** on first reading this 7<sup>th</sup> day of February 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading this 21<sup>st</sup> day of February 2018 and ordered published in pamphlet form.



\_\_\_\_\_  
President of the Council

ATTEST:



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



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4786 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of February, 2018 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 21<sup>st</sup> day of February, 2018, at which Ordinance No. 4786 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 27 day of February, 2018.

*W Winkelman*

City Clerk

Published: February 09, 2018  
Published: February 23, 2018  
Effective: March 25, 2018

