

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4810

AN ORDINANCE REZONING THE FOSSIL TRACE HOLDINGS LLC PROPERTY
FROM R-R (RESIDENTIAL RURAL)
TO R-1 (RESIDENTIAL – 1 DU/AC)

LOCATED AT 465 MEADOWS WAY

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the proposed Fossil Trace Rezone to the R-1 (Residential – 1 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Estate and the Blended Residential Land Use Map category of Residential Low 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-1 (Residential – 1 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 and Development Code.

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

The following property shall be zoned R-1 (Residential – 1 du/ac):

Lot 3, Rump Subdivision as identified in Reception # 1992762 in the Office of the Mesa County Clerk and Recorder.

Introduced on first reading this 18th day of July, 2018 and ordered published in pamphlet form.

Adopted on second reading this 1st day of August, 2018 and ordered published in pamphlet form.

ATTEST:

W Wunkelmann

City Clerk

Barbara Jayles Smith

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4810 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of July 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 1st day of August 2018, at which Ordinance No. 4810 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 1st day of August 2018.

W Winkelmann

City Clerk

Published: July 20, 2018
Published: August 3, 2018
Effective: September 2, 2018

