



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 25, 2012, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

If you wish to speak, please sign in prior to coming up to the podium. Sign in sheets are located at the back of the auditorium. In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

[Attach 1](#)

Approve the minutes of the July 24 and August 14, 2012 regular meetings.

2. 2674 Patterson Rezone – Rezone

[Attach 2](#)

Request a recommendation of approval to City Council to rezone 0.634 acres from an R-4 (Residential 4 du/ac) to an R-O (Residential Office) zone district.

FILE #: RZN-2012-408

APPLICANT: Jeptha Sheene – Hyre Heights LLC

LOCATION: 2674 Patterson Road

STAFF: Senta Costello

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
JULY 24, 2012 MINUTES
6:00 p.m. to 6:27 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Loren Couch (Alternate) and Jon Buschhorn (Alternate). Commissioners Gregory Williams, Lyn Benoit and Keith Leonard were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Wall announced that the Public Hearing item for the Greater Downtown Plan and Overlay – Comprehensive Plan Text Amendment, Comprehensive Plan Future Land Use Map Amendments, Rezoning Properties within the Greater Downtown Plan Area, Zoning Overlays for Corridors and the Downtown District had been pulled. At this time, no date had been set for when that item would be heard.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the May 22, June 12 and June 26, 2012 regular meetings.

2. SBT-GJLC Telecommunications Tower – Conditional Use Permit

Request approval of a Conditional Use Permit for a Telecommunication Facility and Support Structure to allow a new 110' telecommunications tower with the potential for 5 additional collocations.

FILE #: CUP-2012-362
APPLICANT: Rex Jennings – SBT Internet
LOCATION: 400 23 Road
STAFF: Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. At public request, Item 2 was pulled for a Full Hearing. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the remaining Consent Agenda item.

MOTION:(Commissioner Pavelka) “Mr. Chairman, I make a motion that we approve the minutes.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

Public Hearing Items

2. SBT-GJLC Telecommunications Tower – Conditional Use Permit

Request approval of a Conditional Use Permit for a Telecommunication Facility and Support Structure to allow a new 110’ telecommunications tower with the potential for 5 additional collocations.

FILE #: CUP-2012-362
APPLICANT: Rex Jennings – SBT Internet
LOCATION: 400 23 Road
STAFF: Senta Costello

STAFF’S PRESENTATION

Senta Costello, Senior Planner with the Public Works and Planning Division, made a PowerPoint presentation regarding the request for a Conditional Use Permit for a 110’ telecommunications facility located just northwest of the Ute Water Tank site in the Redlands area and near Wingate Elementary School. The surrounding property of the lease area was currently undeveloped, residentially zoned property, which was zoned as a Planned Development. At present, there was no plan established for the property.

Ms. Costello said the Future Land Use designation for the area was Conservation so it was slated for minimal residential development in the future, largely due to the topography of the area. She added that the zoning, designated as a PD, was surrounded by single-family - RSF-4, PD and R-2. The tower, as proposed, was a lattice-type tower as opposed to a monopole. The applicant had gone through the criteria and represented that he believed that his tower would meet all of the criteria required in the Code, including such things as signage, compatibility and minimization of negative effects to the surrounding property owners. Ms. Costello concluded that staff had recommended approval.

QUESTIONS

Commissioner Couch asked if there would be any development in the PD zoning especially with regards to Wingate Elementary. Ms. Costello said that there likely would not be, especially on top of the hill itself as it would be extremely difficult to develop there. The Future Land Use’s designation of Conservation limited residential development to one dwelling unit per five acres so that would be the highest level of residential development in the area.

Chairman Wall asked if the tower would be far enough away from any development if the tower was to fall over. Ms. Costello pointed out that there were required setbacks specific to the tower itself from any type of residential development – twice the height of the tower – so when a residential development would be proposed, they would look at what those standards were at that point. She said that Rex Jennings (applicant) could provide more information about how the towers were designed structurally.

Commissioner Buschhorn asked how far away this tower was from the existing tower. Ms. Costello said that from the existing tower site, the proposed site is approximately 550 feet.

Commissioner Buschhorn asked if it had to be 750' from another self-supporting lattice. Ms. Costello said that there were a couple of different standards that came into play in this particular instance. First, the existing tower is a monopole tower, whereas the proposed tower was a lattice. There was also a new federal law that had been adopted that prohibited the denial of a tower from having to comply with local zoning criteria if there was only one area where the tower could be located order to fill a coverage gap. She believed this tower did meet that criterion.

Commissioner Buschhorn inquired if that coverage gap was a Grand Junction coverage gap. Ms. Costello answered that for the applicant's specific use, the facility was for filling a coverage gap in rural northeastern Utah and for the 911 communications center, it was a local coverage gap that was being covered. The applicant has agreed to allow 911 communications center facilities to be located on the tower which would fill a coverage gap in the Redlands area for emergency service providers; there is also the potential for additional providers to utilize the facility to fill private coverage gaps for cell, internet and other telecommunication services.

Commissioner Carlow asked the applicant if there would be any requirement for lighting on top of the tower. Mr. Jennings said that it met all of the requirements for the FAA and also the FCC and added that there were no lighting requirements for this tower.

Commissioner Carlow then asked Mr. Jennings about guy wires. Mr. Jennings said that there were no guy wires on this tower, that it was self-supporting.

PUBLIC COMMENT

Lin Morris said that she lived in the area where the cell towers would be constructed. She said she understood there was the possibility of five more towers in the future and wondered about the safety for the physical beings that were in this area. It is privately owned property although it has been used by the public. She said that she had been in the medical profession for 20 years and knew that when there was an electrical force, there was also a magnetic field that was perpendicular to that force and wondered what those effects would be on the nearby community. Ms. Morris also wondered what the safety would be for anyone who climbed up the lattices of those towers. She also raised concerns regarding the closeness to the water towers, lightning strike impacts and effects on anyone who walked and/or hiked in the area. She next asked if there would be any fencing around the towers that would somehow limit people being able to

climb on them or even touch them. Chairman Wall listed her concerns as related to the safety of the people around the tower; magnetic force effects; fencing around the tower; and whether or not additional towers would be constructed in the area. Ms. Morris also asked if ultrasonic sound would be emitted.

APPLICANT'S REBUTTAL

In response to Ms. Morris's concerns, Rex Jennings said that with regard to the additional towers, he had to do due diligence and evaluated the best approach to putting the tower up. He personally only needed a 30' pole for his use but the ordinances and requirements really drove one to look at how it would benefit the community to meet future telecommunication needs.

The idea of five additional towers was a little misleading – it would be five additional users on the one tower. His tower would then be used by other carriers or other people which would eliminate the need for additional towers. He also addressed that they would not construct antennas below 30' in height, citing Federal safety standards that 12' or more in front of the antenna and one foot behind it are safe proximity distances to an antenna (i.e. so as long as one was 12' in front of the antenna, there would be no measurable harm to people or animals). He said that his antenna would be put 30' above the ground as a safety margin which he thought would eliminate any walk-by traffic or drive-by traffic being exposed to any safety issues.

Mr. Jennings said that the fence to be put up would be similar to the one that was at the water tank area – a locked chain link fence. He said that what is transmitted off the tower would be to microwave and cell phone transmissions and it should not interfere with anyone's broadcast or reception. Mr. Jennings finished by stating that the proposed tower met all FCC rules and regulations of transmission rates and signal strength.

QUESTIONS

Chairman Wall asked for clarification regarding putting the dish 30' up in conjunction with a 110' tower. Mr. Jennings said that it was 30' from the ground to the center of the antenna and so that dish would not be any higher than that. Anything above that height would probably be collocation. He was unsure where the 911 equipment would be put and assumed it would be high enough it could see over any obstacles in the way.

Commissioner Buschhorn asked how big the dish would be. Mr. Jennings said it would be 10' in diameter.

Lin Morris asked if Mr. Jennings had any information about history of lightning strikes to a 110' cell tower. She also asked if he had any reports concerning microwaves interfering with people who had pacemakers in the area. Mr. Jennings said that as far as lightning strikes to the tower, the tower would meet all of the standards for grounding. With proper grounding, it affects nothing and was probably actually a benefit to anything in the surrounding area because it would attract the lightning and take it to the ground rather than hitting other things out in the open. With regard to microwaves affecting pacemakers, the FCC had set the safety distance standards at 12' or more in front of an antenna and pointed out that if the antenna was 30' in the air, even if one was standing

right up against the fence, you could not get closer than 30' from the antenna. In addition, the tower was set back from the fence so there really should not be any way that it would affect a pacemaker or anything else. Mr. Jennings said that these were pretty low powered radios and was just a carrier signal.

DISCUSSION

Commissioner Pavelka said that based on the federal safety standards and the grounding requirements, she thought this was safe. As there would be fencing around it as required, she felt the public would be safe and was in favor of putting in the tower. She added that she would much rather see one tower with five providers which was an effective use.

Commissioner Eslami concurred with Commissioner Pavelka.

Chairman Wall also concurred and thanked Mr. Jennings for the information he shared tonight. He thought it met all standards and was an application he would approve.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on the request for a Conditional Use Permit for SBT-GJLC Telecommunications Tower application, Number CUP-2012-362, to be located at 400 23 Road, I move the Planning Commission approve the Conditional Use Permit with the facts and conclusions and conditions listed in the staff report.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:27 p.m.

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 14, 2012 MINUTES
6:00 p.m. to 6:08 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Gregory Williams, Keith Leonard and Loren Couch (1st Alternate).

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 2 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Lisa Cox, Planning Manager, announced that Commissioner Lyn Benoit submitted his resignation which would be effective August 10, 2012. The procedure for filling a vacancy on the Planning Commission would be for the first alternate to automatically move up upon formal appointment by City Council to become a regular Commissioner. Once City Council made that official assignment, Loren Couch would become the next regular Planning Commissioner, Jon Buschhorn would move up to become the first alternate and there would be a vacant alternate position on the Planning Commission as well as on the Zoning Board of Appeals. Chairman Wall thanked Lyn Benoit for his time spent on the Commission and welcomed Loren Couch to the Commission.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Text Amendment to Section 21.04.040(f)(5), ADU – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.04.040(f)(5), Accessory Dwelling Unit, Concerning Occupancy of Accessory Dwelling Units in the R-8, R-12, R-O and B-2 zone districts.

FILE #: ZCA-2012-356
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

3. Text Amendment to Section 21.04.030(a) – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.04.030(a), Other Animals, to include provisions concerning Racing Pigeons.

FILE #: ZCA-2012-357
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

4. Text Amendment to Section 21.07.010(c)(2) – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.07.010(c)(2), adopting the October 16, 2012 Flood Insurance Study and Flood Insurance Rate Map.

FILE #: ZCA-2012-393
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Lisa Cox clarified the recommendation on Item 3 related to adding use specific standards for racing pigeons. She said the last provision in the proposed code amendment read that a structure housing racing pigeons shall not be closer than 100 feet to any adjacent residential or commercial structure on another property. However, after discussion with representatives of the local racing club, it was determined that a 100 foot separation requirement was perhaps a little overly restrictive because it could potentially preclude some individuals from being able to participate in the raising and keeping of racing pigeons. She added that the intent of the provision was to afford protection to adjacent property owners from potentially negative impacts where someone did have racing pigeons. In an effort to meet the objective, she recommended reducing the separation requirement from 100 feet to 50 feet. This reduction would still provide protections to adjacent property owners. Ms. Cox stated that if the Planning Commission was amenable to leaving this item on the Consent Agenda, that the change be made in the proposed ordinance to reduce the separation requirement from 100 feet to 50 feet. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items. As none of the Commissioners sought further explanation on the change, Chairman Wall then asked for a motion which referenced the proposed change regarding Item number 3.

MOTION:(Commissioner Pavelka) “Mr. Chairman, I move we approve the Consent Agenda as read except for modifying Item Number 3 to include changing the separation requirement from 100 feet to 50 feet.”

Commissioner Couch seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:08 p.m.

**Attach 2
2674 Patterson Rd Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: September 25, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: 2674 Patterson Road Rezone – RZN-2012-408

ACTION REQUESTED: Recommendation to City Council to rezone property located at 2674 Patterson Road from R-4 (Residential 4 du/ac) to R-O (Residential Office).

BACKGROUND INFORMATION					
Location:		2674 Patterson Road			
Applicants:		Hyre Heights LLC – Jephtha Sheene, Janice Burtis			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Hospital			
	East	Parking; ATM			
	West	Residential			
Existing Zoning:		R-4 (Residential 4 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	B-1 (Neighborhood Business)			
	East	PD (Planned Development)			
	West	R-4 (Residential 4 du/ac)			
Future Land Use Designation:		Residential Medium (4-8 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 0.635 acres, located at 2674 Patterson Road, from R-4 (Residential 4 du/ac) zone district to R-O (Residential Office) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The subject property is a single-family residence constructed in 1939 on approximately 0.64 acres. The property is currently zoned R-4 (Residential – 4 du/ac).

The applicant has been marketing the property for nearly three years and has only found interest in using the existing home for business purposes, due in part to its location on Patterson / F Road and proximity to St. Mary's Hospital.

A neighborhood meeting was held July 5, 2012. Four neighbors attended, expressing general support for the proposal to rezone the property to R-O. One neighbor was unable to attend the meeting and sent in his questions and concerns via email (attached).

The request to rezone the property to R-O (Residential Office) would allow the existing structure to be used for offices, which is currently not permitted within the R-4 zone.

The purpose of the R-O (Residential Office) zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and must be consistent with existing buildings along the street. "Consistent" refers to operational, site design and layout, and architectural considerations.

2. Consistency with the Comprehensive Plan:

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy A: To create large and small "centers" throughout the community that provides services and commercial areas.

The intersection of 12th Street and Patterson / F Road is designated as a Neighborhood Center and is located approximately ¼ mile from the subject property. A commercial component at this location supports the goal to provide services/commercial components in this area.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

This property is centrally located where both its occupants and customers could easily make use of the many businesses located in this area, minimizing the need to travel further to complete shopping and other errands.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

During the marketing of this property, the owners have had interest from potential buyers to reuse the existing structure for office purposes.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The rezone of this property to an R-O (Residential Office) zone district allows for both residential and commercial opportunities while minimizing potential impacts to the existing residential neighborhood to the north.

3. Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: The property has been marketed for nearly two years, with no interest expressed in continued use as a single-family dwelling. The proximity to Patterson / F Road, a major transportation corridor, along with the expansion of St. Mary's Hospital, are two factors cited by the applicants. The adoption of the Comprehensive Plan created an opportunity for mixed uses along the Patterson / F Road corridor.

Parcels along Patterson / F Road, particularly in proximity to existing commercial uses, have been considered for rezoning on a case-by-case basis, with the most recent approval at 602 N. 7th Street (RZN-2011-483) from R-4 to R-O. The subject property is located adjacent to a parking lot, which has existed since 2000, for St. Mary's Hospital.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: See (1) response.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are public utilities already connected to the existing residence. Public utilities, including potable water provided by the City of Grand Junction,

are adjacent to the subject parcel that could be utilized and have the capacity to facilitate any potential new construction.

Community facilities, including retail, service, restaurant and other neighborhood uses, along with St. Mary's Hospital, are within walking distance of the subject parcel. Grand Valley Transit also provides bus service along Patterson / F Road, with a stop adjacent to this property.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: There is approximately 82 acres within the city limits currently zoned R-O. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres). The change to the R-O zone district will add acreage to the zone district which will serve as a buffer between the traditional commercial to the south and the residential to the north.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The change to the R-O zone district will serve as a buffer between the traditional commercial to the south and the residential to the north and offer additional use opportunities to the residents and property owners.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the 2674 Patterson Road Rezone, RZN-2012-408, a request to rezone the property from R-4 (Residential 4 du/ac) to R-O (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2012-408, to the City Council with the findings and conclusions listed above.

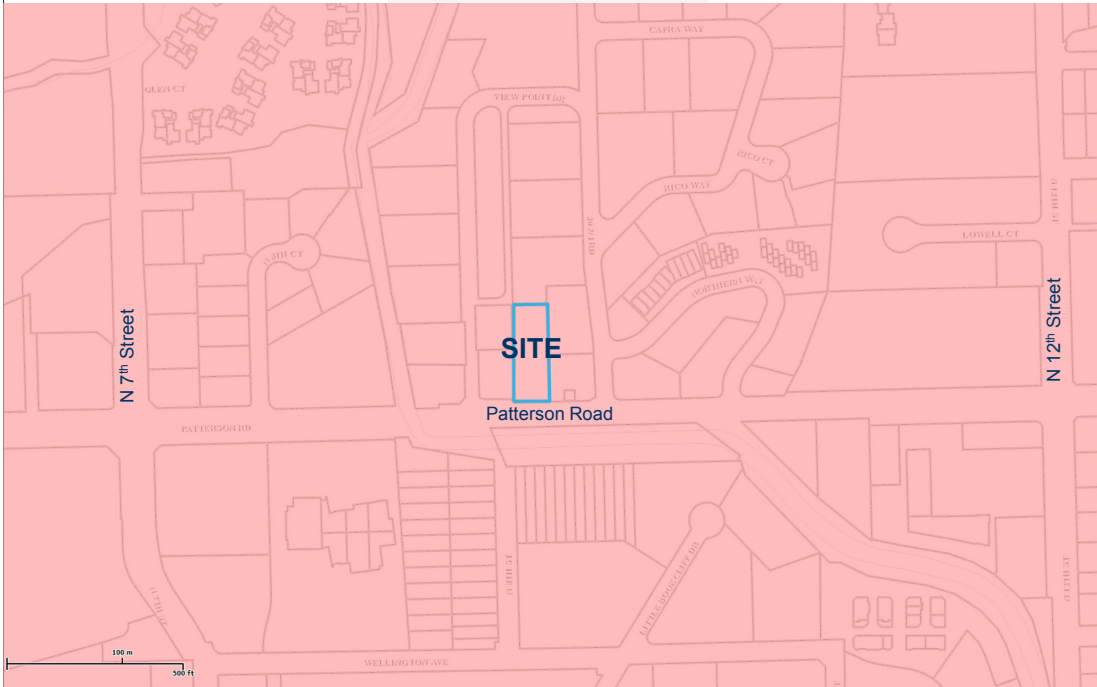
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-408, I move that the Planning Commission forward a recommendation of the approval for the 2674 Patterson Road Rezone from R-4 (Residential 4 du/ac) to R-O (Residential Office) with the findings of fact and conclusions, listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
Ordinance

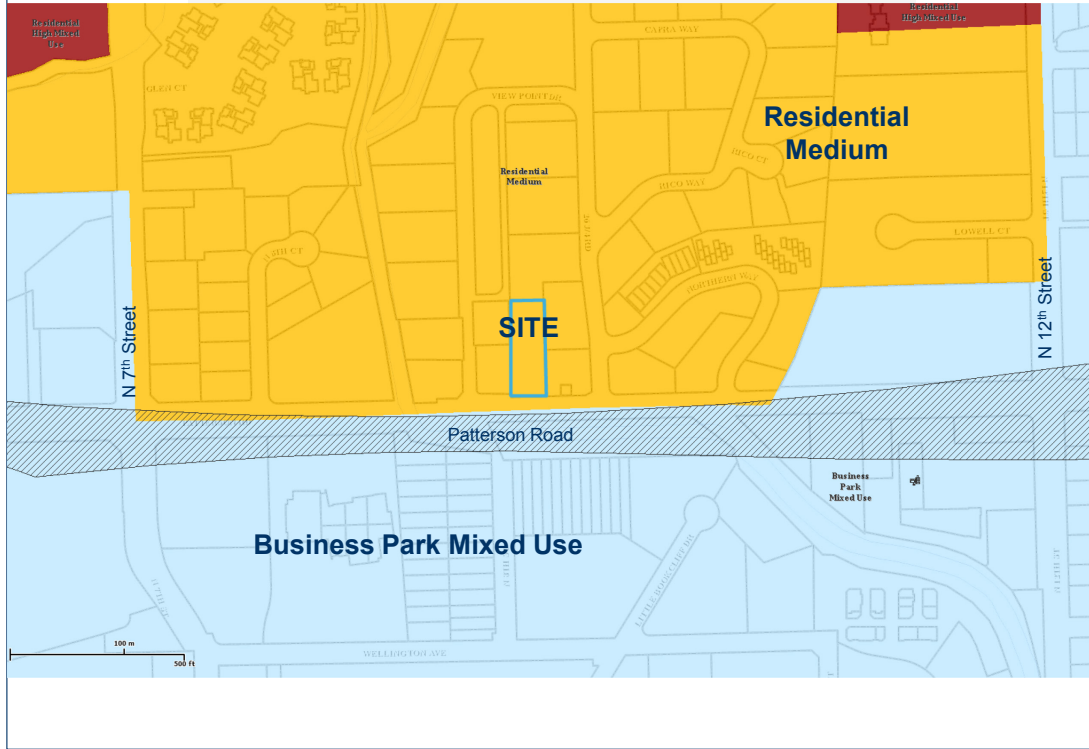
Site Location Map



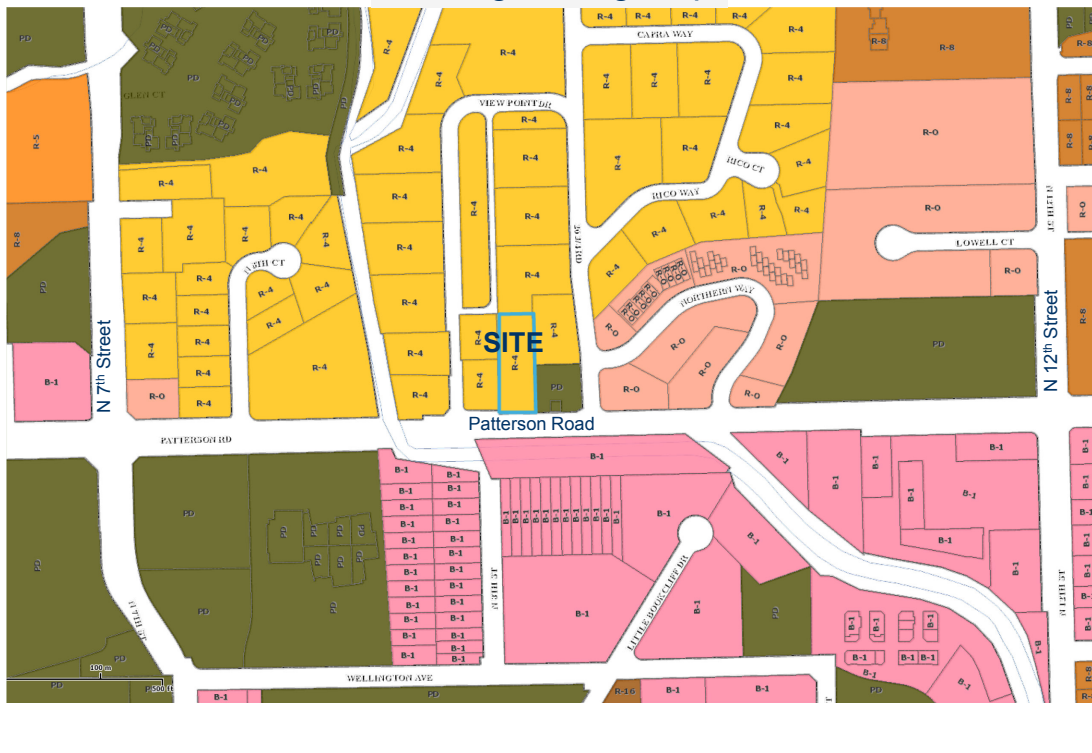
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 2674 PATTERSON ROAD
FROM R-4 (RESIDENTIAL 4 DU/AC) TO R-O (RESIDENTIAL OFFICE)**

LOCATED AT 2674 PATTERSON ROAD

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 rezoning the property from R-4 (Residential 4 du/ac) to the 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 1080.4FT E OF SW COR SE4 SEC 2 1S 1W N 326.7FT E 100FT S 326.7FT W
100FT TO BEG EXC S 40FT FOR ROW PER B 936 P-146 & B-1547 P-232 & 233
MESA CO RECORDS SUBJECT TO THE BOUNDARY LINE AGREEMENT
RECORDED IN DOCUMENT 2563297 BOOK 5126 PAGE 57 RECORDED 2-16-2011
BETWEEN LORI LEE AND LLOYD LEE GARRISON AND HYRE HEIGHTS LLC

Introduced on first reading this , day of , 2012 and ordered published.

Adopted on second reading this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor