

ORDINANCE NO. 2524

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY OF GRAND JUNCTION WITH THE STREET ADDRESSES OF 2001, 2009/2011, 2015, 2031, 2020, 2012, 2026/2026-1/2, AND 2030 ASPEN STREET

WHEREAS, The Council finds that the applicant has complied with applicable regulations of the City's Development Code and that Planning Commission has recommended that the rezoning request be granted;

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

That the zoning category on the following lands be changed as indicated:

The following properties legally described as:

Lots 1 through and including Lot 10, Block 1 Canon Addition to Orchard Mesa Heights, Section 26, Township 1 South, Range 1 West, and Lots 9 through and including Lot 16, Block 27 Orchard Mesa Heights, Section 26, Township 1 South, Range 1 West.

Is hereby rezoned from HO to RSF-8 for the following reasons:

- 1) The existing zone of HO was an error at the time of adoption because the land use is residential;
- 2) There has not been a major change in this residential neighborhood due to new growth trends, other zone changes, development transitions, etc.;
- 3) There is an area need for the rezone which will allow the existing land uses to be brought into or closer to conformance;
- 4) The proposed rezone is compatible with the surrounding area;
- 5) The benefits derived by the area by granting the rezone will allow the neighborhood to stay intact and give them the option to improve and maintain their single family homes;
- 6) All services are available and currently serving this neighborhood.

Introduced this 5th day of June, 1991.

Passed and Adopted this 3rd day of July, 1991

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President of the Council

ATTEST:

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

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2524, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of June, 1991, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of July, 1991.

\_\_\_\_\_  
Neva B. Lockhart, CMC  
City Clerk

Published: June 12, 1991

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Effective: August 4, 1991