

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4557

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

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 17th day of October, 2012 and ordered published in pamphlet form.

Adopted on second reading this 7th day of November, 2012 and ordered published in pamphlet form.

ATTEST:

Stephanie Tuin
City Clerk

[Signature]
Mayor