

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4891**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION TO RESIDENTIAL HIGH MIXED USE AND REZONING TO R-24 (RESIDENTIAL 24 UNITS PER ACRE) FOR 3.58 ACRES**

**LOCATED AT 621 26 1/2 ROAD**

Recitals:

The applicant, REE Development LLC – Brian Scott, for 3.58 acres of land at 621 26 1/2 Road, (referred to herein and more fully described below as the “Property”), proposes a Comprehensive Plan Amendment from Residential Medium to Residential High Mixed Use and rezone from R-5 (Residential 5 du/ac) to R-24 (Residential 24 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment and Rezone, and determined that it satisfies the amendment and rezoning criteria provided in GJMC 21.02.130 and 140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac).

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment and Rezone (RZN-2019-544) to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac), determined that the request satisfies the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND REZONE ARE APPROVED:**

The following land shall have a Future Land Use designation of Residential High Mixed Use and zoned R-24 (Residential 24 du/ac):

THAT PART OF THE NE1/4. SE1/4. SW1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH; EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

Introduced for first reading on this 20<sup>th</sup> day of November, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 4<sup>th</sup> day of December, 2019 and ordered published in pamphlet form.

  
\_\_\_\_\_  
President of City Council

ATTEST:

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



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4981 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of November, 2019 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 4<sup>th</sup> day of December, 2019, at which Ordinance No. 4981 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 6<sup>th</sup> day of December, 2019.

  
Deputy City Clerk

Published: November 22, 2019  
Published: December 6, 2019  
Effective: January 5, 2020