

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4994

AN ORDINANCE REZONING H & M TRUST PROPERTIES  
FROM PD (PLANNED DEVELOPMENT)  
TO R-8 (RESIDENTIAL – 8 DU/AC)

LOCATED AT 585 N. GRAND FALLS COURT A, B, C, & D

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 H & M Trust properties to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium 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-8 (Residential – 8 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 properties shall be zoned R-8 (Residential – 8 du/ac):

LOTS 1, 2, 3 & 4 IN BLOCK 1 OF  
FALLS VILLAGE  
A REPLAT OF LOT 9, BLOCK TWO OF THE FALLS FILING NO. TWO, AND LOTS 11  
AND 15, BLOCK TWO OF THE FALLS FILING NO. THREE  
COUNTY OF MESA, STATE OF COLORADO

Introduced on first reading this 17<sup>th</sup> day of March 2021 and ordered published in pamphlet form.

Adopted on second reading this 7<sup>th</sup> day of April 2021 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4994 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of March 2021 and 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 7<sup>th</sup> day of April 2021, at which Ordinance No. 4994 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 9<sup>th</sup> day of April 2021.

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

Published: March 19, 2021  
Published: April 09, 2021  
Effective: May 09, 2021

