

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4999

AN ORDINANCE REZONING H & M TRUST PROPERTIES
FROM I-1 (LIGHT INDUSTRIAL)
TO R-5 (RESIDENTIAL – 5 DU/AC)

LOCATED AT THE NORTHERN 21.53 ACRES OF 853 21 1/2 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 zoning the northern 21.53 acres of the property located at 853 21 1/2 Road to the R-5 (Residential – 5 du/ac) zone district, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low 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-5 (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-5 (Residential – 5 du/ac):

THE NORTHERLY 21.5 ACRES OF LOT 1 OF THE BROOKFIELD SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, AS RECORDED AT RECEPTION NUMBER 2756868.

Introduced on first reading this 21st day of April 2021 and ordered published in pamphlet form.

Adopted on second reading this 5th day of May 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

C. B. M. C.

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4999 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of April 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 5th day of May 2021, at which Ordinance No. 4999 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 7th day of May 2021.



Deputy City Clerk

Published: April 23, 2021
Published: May 07, 2021
Effective: June 06, 2021

