

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5000**

**AN ORDINANCE REZONING THREE PARCELS TOTALING APPROXIMATELY 2.49  
ACRES FROM R-2 (RESIDENTIAL 2 UNITS/ACRE) TO R-8  
(RESIDENTIAL 8 UNITS/ACRE)**

**LOCATED AT THE SOUTHWEST CORNER OF 26 ½ ROAD AND NORTHACRES ROAD**

Recitals:

WDM Corporation (Owner) owns three parcels totaling approximately 2.49 acres located at the southwest corner of 26 ½ Road and Northacres Road (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having a Residential Medium designation. While other zoning districts implement the Residential Medium designation, the Owner proposed that the property be rezoned from R-2 (Residential 2 units/acre) to R-12 (Residential 12 units/acre).

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 Property to the R-12 (Residential 12 units/acre) zone district, finding that R-12 conforms to and is consistent with the Land Use Map Residential Medium designation and the Comprehensive Plan/ 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 found and determined that four of five rezoning criteria stated in §21.02.140 of the Grand Junction Zoning and Development Code were established by the evidence adduced at the hearing and in the record; however, the City Council further found the R-8 (Residential 8 units/acre) zone district to be more consistent and compatible with the surrounding area. The R-8 designation is in conformance with the Comprehensive Plan, is an implementing zone for the Residential Medium land use category, and the R-8 designation is most consistent with the vision, goals, and policies of the Comprehensive Plan.

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

The following property is and shall be zoned R-8 (Residential 8 units/acre):

Lot 1, Lot 2, and Lot 7 of Northacres Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #922133 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading the 19<sup>th</sup> day of May, 2021 and ordered published in pamphlet form.

Adopted on second reading this 2<sup>nd</sup> day of June, 2021 and ordered published in pamphlet form.

ATTEST:

*W Winkelmann*

Wanda Winkelmann  
City Clerk

*C.B. McDaniel*

C.B. McDaniel  
President of City Council/Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5000 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of May 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 2<sup>nd</sup> day of June 2021, at which Ordinance No. 5000 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 7<sup>th</sup> day of June 2021.

  
Deputy City Clerk

Published: May 21, 2021  
Published: June 4, 2021  
Effective: July 4, 2021

