

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5018**

**AN ORDINANCE REZONING ONE PARCEL TOTALING APPROXIMATELY 13.92 ACRES  
FROM R-8 (RESIDENTIAL – 8 du/ac) TO M-U  
(MIXED USE) LOCATED AT 600 28 ¼ ROAD**

Recitals:

Faith Heights Church (Owner) owns the parcel located at 600 28 ¼ Road totaling approximately 13.92 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having Mixed Use and Residential High designations. The Owner proposes that the property be rezoned from R-8 (Residential – 8 du/ac) to M-U (Mixed Use).

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 M-U (Mixed Use) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Mixed Use and Residential High, 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 M-U (Mixed-Use) 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 property shall be zoned M-U (Mixed Use):

Lot 1 Harvest Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #2216228 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 1<sup>st</sup> day of September, 2021 and ordered published in pamphlet form.

Adopted on second reading this 15<sup>th</sup> day of September, 2021 and ordered published in pamphlet form.

ATTEST:



Wanda Winkelmann  
City Clerk



C.B. McDaniel  
President of City Council/Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5018 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1<sup>st</sup> day of September 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 15<sup>th</sup> day of September 2021, at which Ordinance No. 5018 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 17<sup>th</sup> day of September 2021.

  
Deputy City Clerk

Published: September 3, 2021  
Published: September 17, 2021  
Effective: October 17, 2021

