

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5036

AN ORDINANCE REZONING LOT 1, FELLOWSHIP CHURCH SUBDIVISION  
765 24 RD (FELLOWSHIP CHURCH PROPERTY) FROM R-R (RURAL  
RESIDENTIAL) TO MXG-3 (MIXED USE GENERAL – 3)

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning the Fellowship Church Property, Lot 1, Fellowship Church Subdivision, to the MXG-3 (Mixed Use General – 3) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the MXG-3 (Mixed Use General – 3) zone district is in conformance with at least one of the stated criteria of §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:**

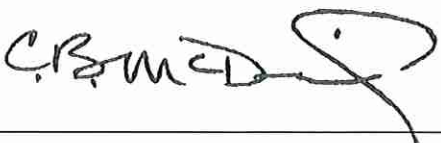
Lot 1, Fellowship Church Subdivision shall be zoned MXG-3 (Mixed Use General – 3).

Introduced on first reading this 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

  
Deputy City Clerk

  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5036 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of October 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 20<sup>th</sup> day of October 2021, at which Ordinance No. 5036 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 22<sup>nd</sup> day of October 2021.

  
Deputy City Clerk

Published: October 8, 2021  
Published: October 22, 2021  
Effective: November 21, 2021

