

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5038**

**AN ORDINANCE AMENDING THE CITY OF GRAND JUNCTION COMPREHENSIVE PLAN LAND USE MAP FROM RESIDENTIAL MEDIUM (5.5 -16 DU/ACRE) TO COMMERCIAL AND REZONING FROM R-5 (5 DU/ACRE) TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT THE PROPERTY LOCATED AT 2894 PRESLEY AVENUE, GRAND JUNCTION, COLORADO**

Recitals:

The property owner, Darin Carei, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Medium (5.5 – 12 du/ac) to Commercial and a rezone from R-5 (Residential – 5 du/ac) to C-1 (Light Commercial) on a total of 0.275-acres, located at 2894 Presley Avenue.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Residential Medium (5.5 – 12 du/ac) to Commercial and recommended subsequent approval of changing the zoning from R-5 (Residential – 5 du/ac) to C-1 (Light Commercial) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Commercial 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 amending the Comprehensive Plan Land Use Map from Residential Medium (5.5 – 12 du/ac) to Commercial and rezoning from R-5 (Residential – 5 du/ac) to C-1 (Light Commercial) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the C-1 (Light Commercial) zone district, is consistent and is in conformance with the Comprehensive Plan and 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 described property in the City of Grand Junction shall be re-designated as Commercial on the Land Use Map of the Comprehensive Plan and shall be zoned C-1 (Light Commercial) on the City zoning map:

Lot 1, Block 1 Graff Meadows Filing One, Reception 2870118, in the Northeast Quarter of Section 7, T1S, R1E, Ute Meridian, Grand Junction, Mesa County, Colorado.

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

Adopted on second reading this 3<sup>rd</sup> day of November 2021 and ordered published in pamphlet form.

ATTEST:

*Wanda Winkelmann*

Wanda Winkelmann  
City Clerk

*C.B. McDaniel*

C.B. McDaniel  
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5038 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<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 3<sup>rd</sup> day of November 2021, at which Ordinance No. 5038 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 5<sup>th</sup> day of November 2021.

  
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Deputy City Clerk

Published: October 22, 2021  
Published: November 5, 2021  
Effective: December 5, 2021

