

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5039

**AN ORDINANCE REZONING FROM R-1 (RESIDENTIAL - 1 DU/AC) TO R-4
(RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

**AN UNADDRESSED PARCEL OF LAND LOCATED AT THE NW CORNER OF 26
ROAD AND I-70 FRONTAGE ROAD
Tax Parcel No. 2701-341-00-016**

Recitals:

The property owner, Louise A. Miller, proposes a rezone from R-1 (Residential – 1 du/ac) to R-4 (Residential – 4 du/ac) on a total of 8.84-acres, located at the NW corner of 26 Road and I-70 Frontage Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from R-1 (Residential – 1 du/ac) to R-4 (Residential – 4 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low (2 – 5.5 du/ac) of the 2020 One Grand Junction 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 rezoning from R-1 (Residential – 1 du/ac) to R-4 (Residential – 4 du/ac) 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 R-4 (Residential – 4 du/ac) 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 property shall be zoned R-4 (Residential – 4 du/ac) on the zoning map:

That part of the Southeast Quarter of the Northeast Quarter of Section 34, Township 1 North, Range 1 West of the Ute Principal Meridian, lying North of the County Road and South and East of the Wash, which is also known as Leach Ditch, and North of Interstate Highway No. 70. Except easements and rights-of-way previously conveyed and of record.

Introduced on first reading this 3rd day of November 2021 and ordered published in pamphlet form.

Adopted on second reading this 17th day of November 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelman
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. 5039 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of November 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 17th day of November 2021, at which Ordinance No. 5039 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 19th day of November 2021.



Deputy City Clerk

Published: November 5, 2021
Published: November 19, 2021
Effective: December 19, 2021

