

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5050

**AN ORDINANCE REZONING FROM R-4 (RESIDENTIAL - 4 DU/AC) TO R-8
(RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED AT 2858 C ½ ROAD
TAX PARCEL NO. 2943-191-51-001**

Recitals:

The property owner, Dustin Gehrett, Member, on behalf of 2858 Investors, LLC, proposes a rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) on a total of 3.42-acres located at the 2858 C ½ 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-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5 – 12 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-4 (Residential – 4 du/ac) to R-8 (Residential – 8 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-8 (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-8 (Residential – 8 du/ac) on the zoning map:

Lot 1 of Jensen Subdivision together with that strip of land as described in Vacation Ordinance No. 4221 recorded April 25, 2008 under Reception No. 2436331, County of Mesa, State of Colorado.

Introduced on first reading this 5th day of January 2022 and ordered published in pamphlet form.

Adopted on second reading this 19th day of January 2022 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

C. B. M. D.

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5050 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of January 2022 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 19th day of January 2022, at which Ordinance No. 5050 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 24th day of January 2022.



Deputy City Clerk

Published: January 07, 2022
Published: January 21, 2022
Effective: February 22, 2022

