

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5054

**AN ORDINANCE REZONING FROM R-4 (4 DU/AC) TO R-5 (RESIDENTIAL 5 DU/AC)
ZONE DISTRICT THE PROPERTY LOCATED AT 639 PIONEER ROAD, GRAND
JUNCTION, COLORADO**

Recitals:

The property owner, State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services, proposes a rezone from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) on a total of 2.4-acres, located at 639 Pioneer 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-5 (Residential – 5 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low 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 rezoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 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 rezone.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

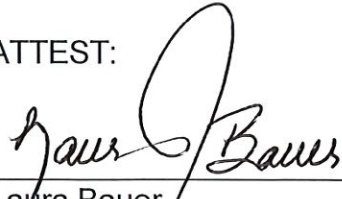
The following described property in the City of Grand Junction shall be zoned R-5 (Residential – 5 du/ac) on the City zoning map:

LOT 2 OF GROVER ACRES, COUNTY OF MESA, STATE OF COLORADO.

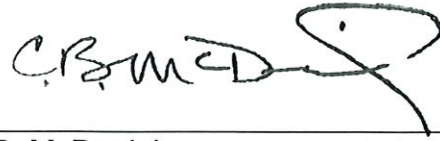
Introduced on first reading this 2nd day of February 2022 and ordered published in pamphlet form.

Adopted on second reading this 16th day of February 2022 and ordered published in pamphlet form.

ATTEST:



Laura Bauer
Interim City Clerk



C.B. McDaniel
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5054 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of February 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 16th day of February 2022, at which Ordinance No. 5054 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 18th day of February 2022.



Deputy City Clerk

Published: February 04, 2022
Published: February 18, 2022
Effective: March 20, 2022

