

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5171

AN ORDINANCE REZONING LOT 1, ARNA HOFFMAN SUBDIVISION AT 3041 D RD
FROM R-5 (RESIDENTIAL 5) TO R-12 (RESIDENTIAL 12)

Recitals:

Habitat for Humanity, the owner of Lot 1 of the Arna Hoffman Subdivision, approximately 1.22 acres located at 3041 D Road (Property), has applied to rezone the Property from R-5 (Residential – 5 du/ac) to R-12 (Residential – 12 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended the Property be rezoned to the R-12 (Residential – 12 du/ac) designation.

The Planning Commission found and has recommended that zoning the Property R-12 is consistent with the Code, the R-12 conforms to and is consistent with the Future Land Use Map designation of Residential, it supports 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 adopts the Planning Commission’s recommendation and finds that the R-12 (Residential 12 du/ac) zone district is in conformance with and satisfies 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, Arna Hoffman Subdivision is and shall be duly and lawfully zoned R-12 (Residential 12 du/ac) in accordance with the Grand Junction Municipal Code.


Introduced on first reading this 16th day of August, 2023 and ordered published in pamphlet form.

Adopted on second reading this 6th day of September, 2023 and ordered published in pamphlet form.

ATTEST:


Amy Phillips
City Clerk




Anna M. Stout
President of the City Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5171 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of August 2023 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 6th day of September 2023, at which Ordinance No. 5171 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 8th day of September 2023.


Deputy City Clerk

Published: August 18, 2023
Published: September 8, 2023
Effective: October 8, 2023

