

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5198**

**AN ORDINANCE REZONING APPROXIMATELY 0.75 ACRES FROM R-2  
(RESIDENTIAL - 2 DU/AC) TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

**LOCATED AT 696 SPERBER LANE**

Recitals:

The property owners, Robert and Rosa Culver and Brian Scherping, propose to rezone 0.75 acres located at 696 Sperber Lane ("Property") from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac).

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-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) for the Property, finding that the change conforms to and is consistent with the 2020 One Grand Junction Comprehensive Plan Land Use Map designation of Residential Low (2-5.5 du/ac) and the Comprehensive Plan's goals and policies, and is generally compatible with land uses in the area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning the Property from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the R-4 (Residential – 4 du/ac) zone district meets at least one of the stated criteria of §21.02.140(a) of the Grand Junction Zoning and Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

That the Recitals are incorporated herein, and that the Property described below is hereby duly and lawfully zoned R-4 (Residential – 4 du/ac).

The Property is as a parcel of land being LOT 1, BLOCK 2, MCMILLIN SUBDIVISION, same as recorded at Reception No. 877174, situated in Northeast 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado. Said parcel being comprised of 0.75 Acres, more or less.

**INTRODUCED** on first reading this 17th day of January 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 7th day of February 2024 and ordered published in pamphlet form.



Anna M. Stout  
President of the City Council

ATTEST:



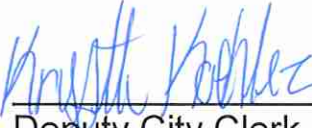
Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5198 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of January 2024 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 7<sup>th</sup> day of February 2024, at which Ordinance No. 5198 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 9<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
Deputy City Clerk

Published: January 19, 2024  
Published: February 9, 2024  
Effective: March 10, 2024

