

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5202

AN ORDINANCE REZONING FROM R-1 (RESIDENTIAL - 1 DU/AC) TO R-5
(RESIDENTIAL – 5 DU/AC) ZONE DISTRICT

LOCATED AT 2428 H ROAD
Tax Parcel No. 2701-283-04-001

Recitals:

The property owner, Vista 5, LLP, proposes a rezone 17.37-acres located at 2428 H Road. (“Property”) from R-1 (Residential – 1 du/ac) to R-5 (Residential – 5 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 of the Property from R-1 (Residential – 1 du/ac) to R-5 (Residential – 5 du/ac), 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 area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning the Property from R-1 (Residential – 1 du/ac) to R-5 (Residential – 5 du/ac) is consistent with the vision, intent, goals, and policies of the Comprehensive Plan and that request has met one or more criteria for a Comprehensive Plan amendment. The City Council further finds that request for a rezone to R-5 (Residential – 5 du/ac) zone district meets 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:

That the Recitals are incorporated herein, and that the Property described below is hereby duly and lawfully zoned R-5 (Residential – 5 du/ac) on the City zoning map:

The Property is a parcel of land being LOT 1 OF VENEGAS MINOR SUBDIVISION NO. 2, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this 7th day of February 2024 and ordered published in pamphlet form.

Adopted on second reading this 21st 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. 5202 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of February 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 21st day of February 2024, at which Ordinance No. 5202 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 23rd day of February 2024.



Deputy City Clerk

Published: February 9, 2024
Published: February 23, 2024
Effective: March 24, 2024

