

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5200

**AN ORDINANCE REZONING FROM RL-4 (RESIDENTIAL LOW - 4 DU/AC) TO RH-24
(RESIDENTIAL HIGH – 24 DU/AC) ZONE DISTRICT**

**LOCATED AT 2651 STACY DRIVE
Tax Parcel No. 2945-261-43-003**

Recitals:

The property owner, Ken Co LLC, proposes to rezone 7.11-acres located at 2651 Stacy Drive ("Property") from RL-4 (Residential Low – 4 du/ac) to RH-24 (Residential High – 24 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 RL-4 (Residential Low – 4 du/ac) to RH-24 (Residential High – 12 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 RH-24 (Residential High – 24 du/ac) 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 RL-4 (Residential Low– 4 du/ac) to RH-24 (Residential High – 24 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 has met one or more criteria for a Comprehensive Plan amendment and that the request satisfies at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein, and that the Property described below is hereby duly and lawfully zoned RH-24 (Residential High – 24 du/ac) and shall be so shown on the zoning map:

The Property is described as LOT 1 IN BLOCK 2 OF TRACYS VILLAGE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO. Said Property being comprised of 7.11 Acres more or less.

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

ADOPTED on second reading this 20th day of March 2024 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



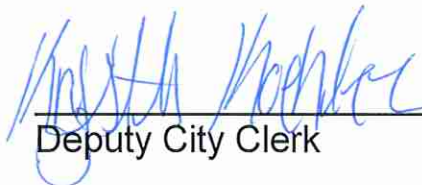
Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5200 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 20th day of March 2024, at which Ordinance No. 5200 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 22nd day of March 2024.



Deputy City Clerk

Published: February 09, 2024
Published: March 22, 2024
Effective: April 21, 2024

