

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5208**

**AN ORDINANCE REZONING FROM R-8 (RESIDENTIAL - 8 DU/AC) TO MU-2  
(MIXED USE) ZONE DISTRICT**

**LOCATED AT 640 24 ½ ROAD  
Tax Parcel No. 2945-044-00-189**

Recitals:

The property owner, Royce Carville, proposes a rezone from R-8 (Residential – 8 du/ac) to MU-2 (Mixed Use) 4.06-acres, located at 640 24 ½ Road (“Property”).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended changing the zoning of the Property from R-8 (Residential – 8 du/ac) to MU-2 (Mixed Use) finding that the change conforms to and is consistent with the Land Use Map designation of Mixed Use 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 surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from R-8 (Residential – 8 du/ac) to MU-2 (Mixed Use) for the Property, is consistent with the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the MU-2 (Mixed Use) zone district, is consistent and is in conformance with the Comprehensive Plan, and at least one of the 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:**

The Recitals are incorporated and in consideration thereof and the evidence in the record of the application and hearings thereon, the following property described property (“Property”) is and shall be duly and lawfully zoned MU-2 (Mixed Use) on the Grand Junction zoning map:

The Property is a parcel of land being a portion of the land as described in Reception Number 2353373 lying in the NW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. The Property is comprised of 4.06 acres, more or less.

**INTRODUCED** on first reading this 6<sup>th</sup> day of March 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> 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. 5208 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of March 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 20<sup>th</sup> day of March 2024, at which Ordinance No. 5208 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 22<sup>nd</sup> day of March 2024.

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

Published: March 08, 2024  
Published: March 22, 2024  
Effective: April 21, 2024

