

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5211

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM COMMERCIAL TO RESIDENTIAL MEDIUM (5.5-12 DWELLING UNITS/ACRE) AND A REZONE FOR MONUMENT VILLAS FROM MIXED USE NEIGHBORHOOD (MU-1) TO RM-8 (RESIDENTIAL MEDIUM – 8 DWELLING UNITS/ACRE) ZONE DISTRICT

LOCATED AT 2152 BROADWAY AND 2155 MONUMENT LANE

Recitals:

The property owner, D&B Broadway Monument LLC, proposes an amendment to the Comprehensive Plan Land Use Map from Commercial to Residential Medium (5.5–12 du/ac) and a rezone from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) on a total of 4.23-acres, located at 2152 Broadway and 2155 Monument Lane.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Commercial to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) of the 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 amending the Comprehensive Plan Land Use Map from Commercial to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the RM-8 (Residential Medium – 8 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 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 of the same and for reasons found adequate by the City Council, the following property shall be designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan and shall be duly and lawfully zoned RM-8 (Residential Medium – 8 du/ac) on the zoning map:

Lots 1 and 2 of D & B Subdivision, County of Mesa, State of Colorado
INTRODUCED on first reading this 20th day of March 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 3rd day of April 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. 5211 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th 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 3rd day of April 2024, at which Ordinance No. 5211 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 April 2024.



Deputy City Clerk

Published: March 22, 2024
Published: April 05, 2024
Effective: May 05, 2024

