

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5221

**AN ORDINANCE ZONING THE FIVE STAR ANNEXATION
TO RM-8 (RESIDENTIAL MEDIUM EIGHT DWELLING UNITS PER ACRE) ZONE DISTRICT**

**LOCATED ON PROPERTY EAST OF THE NORTHERN END
OF ALLYCE AVENUE WITHIN THE BIRKS BLUE SUBDIVISION**

Recitals:

The annexation is referred to as the "Five Star Annexation."

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Five Star Annexation consisting of 0.11 acres to RM-8 (Residential Medium Eight Dwelling Units per Acre) finding that both the RM-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's policies and strategies 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 the RM-8 (Residential Medium 8 units per acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.050(c) of the Grand Junction Zoning and Development Code for the parcel as designated.

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

ZONING FOR THE FIVE STAR ANNEXATION

The following described parcel in the Grand Junction, Colorado is hereby duly and lawfully zoned RM-8 (Residential Medium 8 Dwelling Units per Acre).

Five Star Annexation Description

40' Drainage Right of Way, Birks Blue Estates, County of Mesa, State of Colorado, recorded at Reception No. 1263633.

Said Parcel of land being comprised of 0.11 Acres.

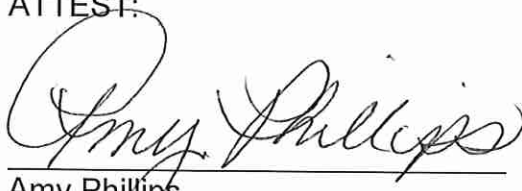
INTRODUCED on first reading this 17th day of April 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 1st day of May 2024 and ordered published in pamphlet form.



Abram Herman
President of the City Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5221 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of April 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 1st day of May 2024, at which Ordinance No. 5221 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 3rd day of May 2024.


Deputy City Clerk

Published: April 19, 2024
Published: May 03, 2024
Effective: June 02, 2024

