

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5225**

**AN ORDINANCE REZONING THE AMERICAN LUTHERAN CHURCH PROPERTY LOCATED AT 631 26 ½ ROAD FROM RESIDENTIAL – 1 RETIRED (R-1R) TO RM-8 (RESIDENTIAL MEDIUM – 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

Recitals:

The American Lutheran Church proposes a rezone from Residential – 1 Retired (R-1R) to RM-8 (Residential – 8 du/ac) on a total of 6.56-acres that it owns at 631 26 ½ Road, Grand Junction, Colorado (“Property.”)

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Property RM-8 (Residential – 8 du/ac) finding that the RM-8 zone district 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 that RM-8 is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning of the Property from Residential -1 Retired (R-1R) to RM-8 (Residential – 8 du/ac) is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e). The City Council also finds that the RM-8 zone district is consistent and in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(l) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals the following described parcel of land is and shall be duly and lawfully rezoned to RM-8 (Residential Medium – 8 du/ac) on the City zoning map, conditioned upon the Comprehensive Plan Land Use Map being amended to a *Residential Medium* Land Use Designation:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:


Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50’50”W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50’50”W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of

the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land being comprised of 6.56 acres as described.

**INTRODUCED** on first reading this 3rd day of July, 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this 17<sup>th</sup> day of July, 2024 and ordered published in pamphlet form.

  
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Abram Herman  
President of the City Council

ATTEST:

  
Selestina Sandoval  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5225 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3<sup>rd</sup> day of July 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 17<sup>th</sup> day of July 2024, at which Ordinance No. 5225 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 19<sup>th</sup> day of July 2024.

  
Deputy City Clerk

Published: July 5, 2024  
Published: July 24, 2024  
Effective: August 23, 2024

