

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5261

**AN ORDINANCE REZONING A PARCEL OF LAND LOCATED 651 S. HIGHWAY 50,
GRAND JUNCTION COLORADO FROM A PLANNED DEVELOPMENT (PD) TO
MU-2 (MIXED USE) ZONE DISTRICT**

Recitals:

Fort 5 LLC and Fort 6 LLC owners of the property located at 651 S. Highway 50 (Property) have requested a rezone from Planned Development (PD) to MU-2 (Mixed Use) zone. The Property is 1.91-acres.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone to Mixed-Use Light Commercial (MU-2) from PD finding that the MU-2 zone district conforms to and is consistent with the Land Use Map designation and the Comprehensive Plan's goals and policies, and that MU-2 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 to Mixed Use Light Commercial (MU-2) is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a rezone as indicated of Section 21.02.050(e). The City Council also finds that the MU-2 zone district is consistent and in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(1) 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 and the evidence presented at the City Council public hearing, the Property, described as follows, is and shall be duly and lawfully rezoned to Mixed Use Light Commercial (MU-2) on the City zoning map.

A parcel of land Beginning At A Point 39.3 Feet North 0°05' West And 10 Feet West of the Northwest Corner of Block 10 Of Fairley Addition, Section 26, Township 1 South, Range 1 West Of The Ute Meridian;
Thence South 0°05' East 390.7 Feet;
Thence East 200 Feet;
Thence North 0°05' West 172.7 Feet;
Thence North 24°53' East 234 Feet;
Thence North 65°07' West 100 Feet;
Thence South 24°53' West 129.4 Feet;

Thence North 62°13' West 173.2 Feet to The Point Of Beginning,
City of Grand Junction, County Of Mesa, State of Colorado.

Said Property being comprised of 1.91 acres, more or less.

INTRODUCED on first reading this 16th day of April, 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of May, 2025 and ordered published in pamphlet form.



Cody Kennedy
President of the City Council



ATTEST:



City Clerk
Selestina Sandoval

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5261 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of April 2025 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 day of the 7th of May 2025, at which Ordinance No. 5261 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 12th day of May 2025.


Deputy City Clerk

Published: April 19, 2025
Published: May 10, 2025
Effective: June 9, 2025

