

ORDINANCE NO. 5272

AN ORDINANCE REZONING APPROXIMATELY 3 ACRES FROM RM-8 (RESIDENTIAL MEDIUM - 8) TO P-2 (PUBLIC, CIVIC, AND INSTITUTIONAL CAMPUS) ZONE DISTRICT LOCATED AT 830 GUNNISON AVE

Recitals:

The property owner, Mesa County Valley District 51, proposes a rezone from RM-8 (Residential Medium - 8) to P-2 (Public, Civic, and Institutional Campus) for 3 acres located at 405 25 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the P-2 (Public, Civic, and Institutional Campus) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) 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 herein and in consideration of the same the following property is hereby duly and lawfully zoned to P-2 (Public, Civic, and Institutional Campus) on the zoning map.

All Block 41 in City of Grand Junction Resurvey of Second Division, Together with that portion of vacated 9th Street described in Vacation Ordinance No. 1436 Recorded in Book 944, Page 638, Excluding the west 13.33 feet of Lots 1 and 32 of Block 41 of the City of Grand Junction (Original Townsite) for Street and Utility Right-of-Way purposes Recorded at Reception No.1396344, County of Mesa, State of Colorado

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

ADOPTED on second reading 6th day of August 2025 and ordered published in pamphlet form.


Cody Kennedy
President of the Council

ATTEST:


Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5272 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 July, 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 6th of August 2025, at which Ordinance No. 5272 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 11st day of August 2025.


Deputy City Clerk

Published: July 19, 2025
Published: August 9, 2025
Effective: September 8, 2025

