

ORDINANCE NO. 5270

AN ORDINANCE REZONING APPROXIMATELY 4.33 ACRES OF PROPERTY LOCATED AT 2426 G ROAD FROM RL-4 (RESIDENTIAL LOW – 4) TO RM-12 (RESIDENTIAL MEDIUM – 12) ZONE DISTRICT

Recitals:

The property owner, 2426 G Road LLC, proposes a rezone 4.33 acres located at 2426 G Road from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning property RM-12 from RL-4 finding that the change is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies, and that RM-12 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 the property from RL-4 (Residential Low – 4) to RM-12 (Residential Medium – 12) is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the RM-12 (Residential Medium – 12) zone district meets the criteria of Section 21.02.050(m)(3)(ii) of the 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 RM-12 (Residential Medium – 12) on the zoning map.

Lot 2 Mendicelli Subdivision, according to the plat thereof recorded March 12, 1999, at Reception No. 1892763 and correction affidavits thereto recorded February 17, 2000, at Reception No. 1939319 and March 10, 2000, at Reception No. 1942058,


Except that portion conveyed to the City of Grand Junction in the deed recorded September 10, 2021, at Reception No. 2998882,

County of Mesa, State of Colorado


Comprised of approximately 4.33 Acres

INTRODUCED on first reading this 6th day of August 2025, and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of September 2025, and ordered published in pamphlet form.


Cody Kennedy
President of the City Council

ATTEST:


Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5270 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th of August, 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 17th of September 2025, at which Ordinance No. 5270 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 22nd day of September 2025.


Deputy City Clerk

Published: August 9, 2025
Published: September 20, 2025
Effective: October 20, 2025

