

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5309

AN ORDINANCE REZONING APPROXIMATELY 3.60 ACRES FROM MU-1 (MIXED-USE NEIGHBORHOOD) AND RM-8 (RESIDENTIAL MEDIUM 8) TO MU-2 (MIXED-USE LIGHT COMMERCIAL) ZONE DISTRICT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON ROAD AND 29 ROAD

The property owner, Lucky Me Premises LLC., proposes a rezone from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for 3.60 acres located at the northeast corner of the intersection of Patterson Road and 29 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 MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Commercial 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 MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial) 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 MU-2 (Mixed-Use Light Commercial) 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 MU-2 (Mixed-Use Light Commercial) on the zoning map.

LOTS 1, 2, 4, 5, 6, 7, 8, AND 9 of PLAZA 29, COUNTY OF MESA, STATE OF COLORADO.

AND

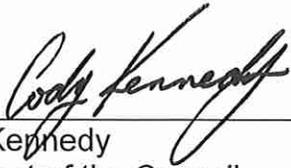
A parcel of land located in the SW1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at the Southwest corner of said Section 5; thence North along the West line of said Section 5 a distance of 429.00 feet; thence East 660.00 feet; thence South 165.00 feet; thence

West 330.00 feet; thence South 264.00 feet to a point on the South line of said Section 5; thence West along the said South line of said Section 5 a distance of 330.00 feet to the point of beginning; EXCEPT PLAZA "29" filed June 22, 1982 in Plat Book 13 at Page 52; AND EXCEPT the West 30 feet thereof for Road Right of Way purposes, AND ALSO EXCEPT that property for Road Right of Way as described at Reception Number 1236883, County of Mesa, State of Colorado

Said parcels contain 3.60 ACRES.

INTRODUCED on first reading this 4th day of February 2026 and ordered published in pamphlet form.

ADOPTED on second reading 18th day of February 2026 and ordered published in pamphlet form.



Cody Kennedy
President of the Council

ATTEST:

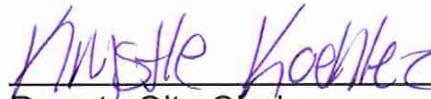


Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5309 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th of February, 2026, 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 18th of February 2026, at which Ordinance No. 5309 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 23rd day of February 2026.


Deputy City Clerk

Published: February 7, 2026
Published: February 21, 2026
Effective: March 23, 2026

