

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5314

AN ORDINANCE REZONING APPROXIMATELY 1.75 ACRES FROM CG (COMMERCIAL GENERAL) AND I-1 (INDUSTRIAL LIGHT) TO THE MU-2 (MIXED USE LIGHT COMMERCIAL) ZONE DISTRICT LYING WITHIN THE GREATER DOWNTOWN COMMERCIAL OVERLAY AND INDUSTRIAL LIGHT (I-1) PARCELS TO MIXED-USE LIGHT COMMERCIAL (MU-2) INCLUDING LOTS 1 - 16, AND LOTS 23 – 32 ALL WITHIN BLOCK 10 OF THE AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION LESS THOSE PORTIONS CONVEYED TO THE CITY OF GRAND JUNCTION. THE PARCELS ARE ADDRESSED AS 711, 717, 721, 739, 741, AND 761 NOLAND AVENUE; 706 KIMBALL AVENUE; 1122 S. 7TH STREET; ALONG WITH PARCELS NUMBERED 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, AND 2945-231-16-021

Recitals:

The property owners, Enlightened Real Estate Fund, LLC propose a rezone from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District, located at 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; and Parcels 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

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 CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designations of Mixed Use and 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 CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties 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 properties are hereby duly and lawfully zoned to MU-2 (Mixed Use Light Commercial) on the zoning map.

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, 0.14 Acres +/- and is described as follows:

The North 62.5 feet of Lots 28 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, 0.058 Acres +/- and is described as follows:

The South 62.5 feet of Lots 29 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, EXCEPT that portion conveyed to the City of Grand Junction for roadway and utilities right of way purposes in Deed recorded September 13, 1991 at Reception No. 1580837 and EXCEPT that portion conveyed to the City of Grand Junction in Deed recorded July 12, 2006 at Reception No. 2327219, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, 0.27 Acres +/- and is described as follows:

Lots 25 to 28, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, 0.14 Acres +/- and is described as follows: Lots 23 and 24 in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, 0.14 Acres +/- and is described as follows:

Lots 1 and 2 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, .014 Acres +/- and is described as follows:

Lots 3 and 4 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, 0.107 Acres +/- and is described as follows:

Lots 5 and West One-half of Lot 6 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, 0.107 +/- and is described as follows:

The East One-half of Lot 6 and Lot 7 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008, 0.143 Acres +/- and is described as follows:
Lots 8 and 9 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, 0.143 Acres +/- and is described as follows:
Lots 10 and 11 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, 0.180 Acres +/- and is described as follows:
Lots 12 and 13 and West one-half of Lot 14 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, 0.180 Acres +/- and is described as follows:
East one-half of Lot 14 and Lots 15 and 16 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

Containing approximately 1.75 Acres

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

ADOPTED on second reading 18th day of March 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. 5314 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 March, 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 March 2026, at which Ordinance No. 5314 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 March 2026.


Deputy City Clerk

Published: March 7, 2026
Published: March 21, 2026
Effective: April 20, 2026

