

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5315

AN ORDINANCE REZONING APPROXIMATELY 12.89 ACRES FROM RM-8  
RESIDENTIAL MEDIUM 8 (RM-8) TO RESIDENTIAL MEDIUM 12 (RM-12) ZONE  
DISTRICT LOCATED AT 370, AND 374 29 ROAD

Recitals:

The property owners, Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver, propose a rezone from Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) for 12.89 acres located at 370, 374 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 Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12) 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 Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) 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 Residential Medium 12 (RM-12) 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 Residential Medium – 12 (RM-12) on the zoning map.

**370 29 Rd. Grand Junction, CO 81504:**

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0°05' West 220 feet, thence South 89°56' West 1318.21 feet, North 0°07' East 220 feet to the point of beginning, EXCEPT the West 30 feet thereof for road right of way; and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998. Mesa County, Colorado.

**374 29 Rd. Grand Junction, CO 81504:**

Tract I:

The north 220 feet of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, except the west 30 feet thereof for right of way; also excepting therefrom that portion thereof conveyed to Mesa County by instrument recorded September 14, 2005, in Book 3992 at Page 172, Mesa County, Colorado.

**INTRODUCED** on first reading this 4<sup>th</sup> day of March 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading 18<sup>th</sup> day of March 2026 and ordered published in pamphlet form.



\_\_\_\_\_  
Cody Kennedy  
President of the Council



ATTEST:



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Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5315 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> 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 18<sup>th</sup> of March 2026, at which Ordinance No. 5315 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 23<sup>rd</sup> day of March 2026.

  
Deputy City Clerk

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

