

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5322

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF  
THE CITY OF GRAND JUNCTION FROM INDUSTRIAL TO RESIDENTIAL LOW  
FOR BROOKFIELD MIXED USE 65, LLC**

**LOCATED ON LOT 2 OF THE MONUMENT VISTAS SUBDIVISION AT 860 21 ROAD**

Recitals:

The property owner, Brookfield Mixed Use 65, LLC proposes **an amendment to the Comprehensive Plan Land Use Map from Industrial to Residential Low** on a total of 19.83 acres, located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential High to Mixed Use, finding that it conforms to and is consistent with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the **Comprehensive Plan Land Use Map from Industrial to Residential Low**, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e)(4)(iii) of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following property shall be re-designated as Residential Low on the Land Use Map of the Comprehensive Plan:

One parcel of land situated in the Southwest Quarter of the Northwest Quarter Section 25, Township 1 North, Range 2 West, Ute Meridian. City of Grand Junction, County of Mesa, Colorado, being more particularly described as follows:

Lot 2, Monument Vistas Filing One, County of Mesa, State of Colorado (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

Said parcel of land containing 19.83 acres as described.

**INTRODUCED** on first reading this 6th day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20<sup>th</sup> day of May 2026 and ordered published in pamphlet form.



\_\_\_\_\_  
Laurel Lutz  
President of the City Council



ATTEST:



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Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5322 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> of May, 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 20<sup>th</sup> of May 2026, at which Ordinance No. 5322 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 26<sup>th</sup> day of May 2026.

  
Deputy City Clerk

Published: May 9, 2026  
Published: May 23, 2026  
Effective: June 22, 2026

