

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5323

AN ORDINANCE REZONING FROM INDUSTRIAL LIGHT (I-1) TO RESIDENTIAL LOW 5 (RL-5) 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 a rezone from Industrial Light (I-1) to Residential Low 5 (RL-5) 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 conditional approval of changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Residential Low rather than Industrial.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Industrial Light (I-1) to Residential Low 5 (RL-5) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review 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 following property shall be rezoned to Residential Low 5 (RL-5) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Residential Low Land Use Designation as approved in CPA-2025-52:

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

Said parcel of land containing 19.83 acres as described. (Reception No. 3152831 of the Mesa County Clerk and Recorder's records.)

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

ADOPTED on second reading this 20th day of May, 2026 and ordered published in pamphlet form.



Laurel Lutz
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5323 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 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 20th of May 2026, at which Ordinance No. 5323 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 26th day of May 2026.


Deputy City Clerk

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

