

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5333

**AN ORDINANCE ZONING MONUMENT VISTAS ANNEXATION
TO RESIDENTIAL LOW 5 (RL-5) ZONE DISTRICT**

LOCATED AT 888 21 ROAD

Recitals:

The owner has petitioned to annex their 40.18 acres located at 888 21 Road into the City limits. The annexation is referred to as the "Monument Vistas Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Monument Vistas Annexation from County RSF-R (Residential Single Family - Rural) to RL-5 (Residential Low 5) finding that the RL-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone 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 the request for the RL-5 (Residential Low 5) district is in conformance with the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

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

ZONING FOR THE MONUMENT VISTAS ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

A parcel of land described in a deed filed at Reception Number 3065623 located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being described as:

The NW1/4 of the NW1/4 of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, more particularly described as:

Beginning at the southwest corner of said NW1/4NW1/4 of Section 25 whence the northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet along the west line of Section 25 to said northwest corner of Section

25; thence S89°52'05"E 1324.60 feet along the north line of Section 25 to the northeast corner of the NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 to the southeast corner of the NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 to the southwest corner of said NW1/4NW1/4 of Section 25 and the Point of Beginning.

Said parcel contains 40.18 acres, more or less, as described.

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.



Laurel Lutz
President of the Council

ATTEST:



Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5333 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st of July, 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 15th of July 2026, at which Ordinance No. 5333 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 20th day of July 2026.



Deputy City Clerk

Published: July 4, 2026
Published: July 18, 2026
Effective: August 17, 2026

