

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5341

AN ORDINANCE REZONING APPROXIMATELY 13.04 ACRES FROM R-1R (RESIDENTIAL 1 RETIRED) TO RL-4 (RESIDENTIAL LOW – 4) ZONE DISTRICT LOCATED AT 2590 GALLEY LN (PARCEL #2945-031-37-007) AND 675 26 ROAD (PARCEL #2945-031-00-009).

Recitals:

The property owners, Monument Homes Development, Inc. and Cuesta Verde LLC, propose a rezone from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) Zone District, located at 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

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 R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) for the properties, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designations of Residential Low 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 R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) 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 RL-4 (Residential Low – 4) 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 RL-4 (Residential Low – 4) on the zoning map.

The Tax Parcel Number for 2590 Galley Lane is 2945-031-37-001, 6.77 Acres +/- and is described as follows:

LOT 1 GALLEY MINOR SUBDIVISION, Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

The Tax Parcel Number for 675 26 Road is 2945-031-00-009, 6.26 Acres +/- and is described as follows:

The east 7-acres of the south 12-acres of the NE ¼ of the NE ¼ of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

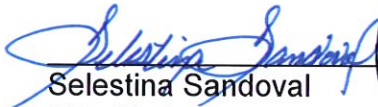
INTRODUCED on first reading this 2nd day of September 2026 and ordered published in pamphlet form.

ADOPTED on second reading 16th day of September 2026 and ordered published in pamphlet form.



Loral Lutz
President of the Council

ATTEST:



Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5341 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd September, 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 16th September 2026, at which Ordinance No. 5341 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 21st day of September 2026.



Deputy City Clerk

Published: September 5, 2026
Published: September 19, 2026
Effective: October 19, 2026

