

ORDINANCE NO. 5346

**AN ORDINANCE REZONING APPROXIMATELY 2.88 ACRES FROM I-1
(INDUSTRIAL LIGHT) TO CG (COMMERCIAL GENERAL) ZONE DISTRICT
LOCATED AT 2324 HIGHWAY 6 & 50**

Recitals:

The property owner, Rams 1 Ho LLC, proposes a rezone from I-1 (Industrial Light) to CG (Commercial General) on a total of 2.88 acres located at 2324 Highway 6 & 50.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from I-1 (Industrial Light) and to CG (Commercial General), finding that it is consistent with the One Grand Junction Land Use Map designation of Commercial and the plan's goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-1 (Industrial Light) to CG (Commercial General) is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the CG (Commercial General) zone district meets the stated criteria of Section 21.02.050(m) (3)(ii) of the Grand Junction Zoning and Development Code.

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

The following property is hereby zoned CG (Commercial General)

Legal Description

Lot 1 in Western Mesa Subdivision as recorded in the records of the Mesa County Clerk and Recorder at Reception No. 2620803.

Said Rezone containing 125,288 Square Feet or 2.88 Acres, more or less as described.

INTRODUCED on first reading this 7th day of October 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of October 2026 and ordered published in pamphlet form.

ATTEST:


Selestina Sandoval
City Clerk





Laurel Lutz-Cole
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5346 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th of October, 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 21st October which Ordinance No. 5346 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 27th day of October 2026.



Deputy City Clerk

Published: October 10, 2026
Published: October 24, 2026
Effective: November 23, 2026

