

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 23-17**

**A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE  
MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL MEDIUM HIGH (8  
– 16 DU/AC) TO COMMERCIAL/INDUSTRIAL FOR LOT 241, HERITAGE HEIGHTS,  
FILING ONE**

**LOCATED AT 637 25 ROAD**

Recitals:

A request for a Comprehensive Plan Future Land Use Map Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 0.95 +/- acres, located at 637 25 Road be redesignated from Residential Medium High (8 – 16 du/ac) to Commercial/Industrial on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Future Land Use Map Amendment and determined that it satisfied the criteria as set forth and established in Section 21.02.130 of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM HIGH (8 – 16 DU/AC) TO COMMERCIAL/INDUSTRIAL ON THE FUTURE LAND USE MAP.

**HERITAGE ESTATES LLC PROPERTY**

Lot 241, Heritage Heights, Filing One

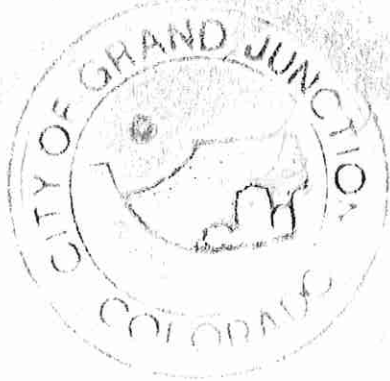
Said parcels contain 0.95 +/- acres (41,443.16 sq. ft.), more or less, as described.

PASSED on this 3<sup>rd</sup> day of May, 2017.

  
J. Merrick Taggart, President of the Council

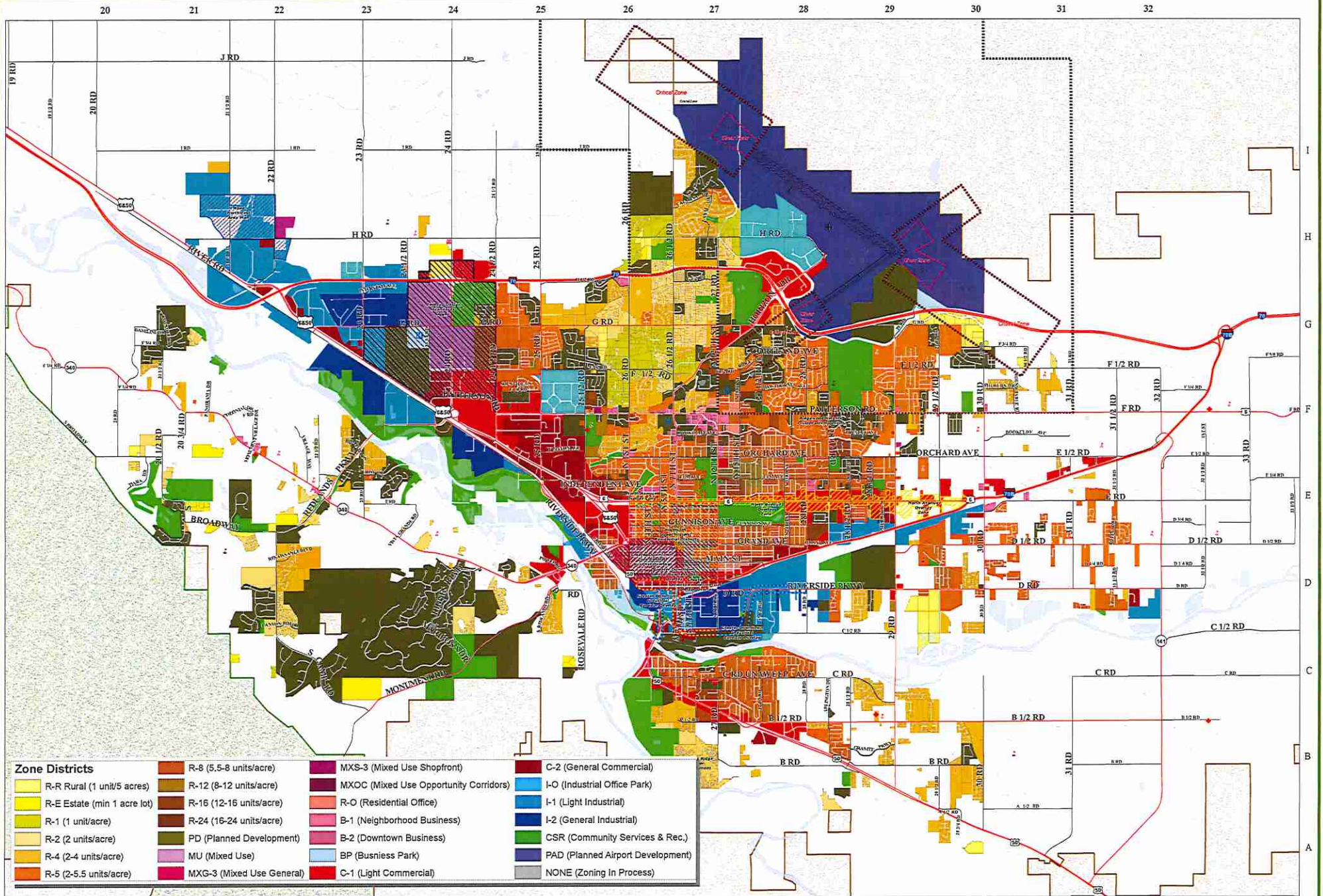
ATTEST:

  
Stephanie Tuin, City Clerk





# CITY OF GRAND JUNCTION ZONING MAP



Zone Districts			
R-R Rural (1 unit/5 acres)	R-8 (5.5-8 units/acre)	MXS-3 (Mixed Use Shopfront)	C-2 (General Commercial)
R-E Estate (min 1 acre lot)	R-12 (8-12 units/acre)	MXOC (Mixed Use Opportunity Corridors)	I-O (Industrial Office Park)
R-1 (1 unit/acre)	R-16 (12-16 units/acre)	R-O (Residential Office)	I-1 (Light Industrial)
R-2 (2 units/acre)	R-24 (16-24 units/acre)	B-1 (Neighborhood Business)	I-2 (General Industrial)
R-4 (2-4 units/acre)	PD (Planned Development)	B-2 (Downtown Business)	CSR (Community Services & Rec.)
R-5 (2-5.5 units/acre)	MU (Mixed Use)	BP (Business Park)	PAD (Planned Airport Development)
	MXG-3 (Mixed Use General)	C-1 (Light Commercial)	NONE (Zoning In Process)

**ZONING OVERLAYS**

- BLM
- Colorado National Monument
- 24 Road Design Standards Apply
- GDT Core Central Bus. Dist. Overlay
- GDT Residential Overlay
- GDT Central Bus. Dist. Overlay
- GDT Transitional Overlay
- GDT Industrial Corridor Overlay
- GDT Commercial Corridor Overlay
- Lincoln Park Historic Dist.
- GDT Core Central Bus. Dist. Overlay
- GDT Residential Overlay
- GDT Commercial Corridor Overlay
- Lincoln Park Historic Dist.
- North Avenue Overlay Zone
- North 7th Street Historic Dist.
- H Road - Northwest Area Plan
- Ridgeway Heights Cluster Dvlp.
- Spigglass Ridge Cluster Dvlp.

**AIRPORT ZONES**

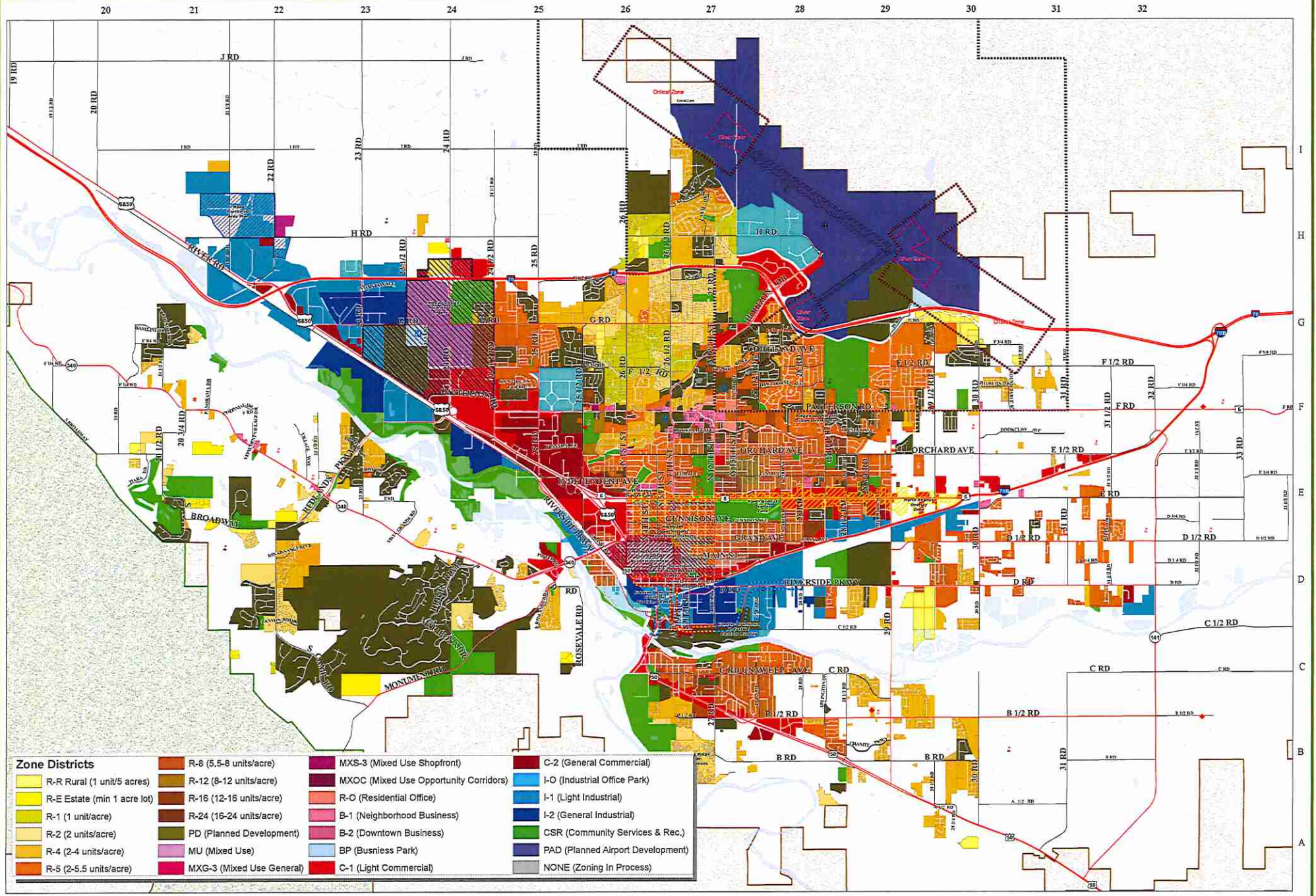
- Airport Area of Influence
- Clear Zone
- Critical Zone

Scale: 0 to 0.5 Miles

Published: Tuesday, May 16, 2017



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	R-5 (2-5.5 units/acre)		MU (Mixed Use)
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**BLM**

**Colorado National Monument**

ISSUED: Tuesday, May 16, 2017

Scale: 1" = 1 Mile