

# **Public Hearing April 3, 2024**

## **CITY OF GRAND JUNCTION, COLORADO**

### **ORDINANCE NO.**

#### **AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM COMMERCIAL TO RESIDENTIAL MEDIUM 5.5-12 DWELLING UNITS/ACRE) AND A REZONE FOR MONUMENT VILLAS FROM MIXED USE NEIGHBORHOOD (MU-1) TO RM-8 (RESIDENTIAL MEDIUM – 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

**LOCATED AT 2152 BROADWAY AND 2155 MONUMENT LANE**

#### **Recitals:**

The property owner, D&B Broadway Monument LLC, proposes an amendment to the Comprehensive Plan Land Use Map from Commercial to Residential Medium (5.5–12 du/ac) and a rezone from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) on a total of 4.23-acres, located at 2152 Broadway and 2155 Monument Lane.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Commercial to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) of the Comprehensive Plan and 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 amending the Comprehensive Plan Land Use Map from Commercial to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from Mixed Use Neighborhood (MU-1) to RM-8 (Residential – 8 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the RM-8 (Residential Medium – 8 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 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 and in consideration of the same and for reasons found adequate by the City Council, the following property shall be designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan and shall be duly and lawfully zoned RM-8 (Residential Medium – 8 du/ac) on the zoning map:

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Lots 1 and 2 of D & B Subdivision, County of Mesa, State of Colorado  
**INTRODUCED** on first reading this 20<sup>th</sup> day of March 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024 and ordered published in pamphlet form.

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Anna M. Stout  
President of the City Council

ATTEST:

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Amy Phillips  
City Clerk