

PUBLIC HEARING FEBRUARY 4, 2026

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 377 29 ROAD AND 379 29 ROAD FROM RESIDENTIAL MEDIUM 12 (RM-12) TO MIXED USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT

Recitals:

The property owner, Sunshine of Delta, Inc. proposes a rezone from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on a total of 3.72 acres, located at 377 29 Road and 379 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended conditional approval of changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) on the property, finding that it conforms to and is consistent with the Land Use Map designation of Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Planning Commission first made recommendation to City Council in CPA-2025-502 to amend the Comprehensive Plan designation the land area as Mixed Use rather than Residential High.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Residential Medium 12 (RM-12) to Mixed Use Light Commercial (MU-2) for the property, is consistent with, and is in conformance with the Comprehensive Plan and has met the stated rezone review 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 following property shall be rezoned to Mixed Use Light Commercial (MU-2) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Mixed Use Land Use Designation as approved in CPA-2025-502:

Two parcels of land situated in the Northeast Corner of the Southwest Corner of the E 1/4 NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the East boundary of said Section 19, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

377 29 Road:

Beginning at a point 1320 feet south of the northeast corner of the E 1/4 NE 1/4 NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian on the east boundary of said Section 19; thence west 330 feet; thence north 330 feet; thence east 330 feet; thence south along the east boundary of said Section 19 to the point of beginning; except road as

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described in instrument recorded in Book 714 at Page 521; also except the east 30 feet thereof for public road right of way, as described in instrument recorded May 9, 1978 in Book 1148 at Page 471; also excepting therefrom that portion thereof conveyed to Mesa County, a Colorado political subdivision, by instrument recorded July 12, 2005 in Book 3939 at Page 95, County of Mesa, State of Colorado.

379 29 Road:

Lot 2, Sunshine of Delta Subdivision (Reception No. 2905283 of the Mesa County Clerk and Recorder's records.)

Said parcels of land contain 3.72 acres as described.

INTRODUCED on first reading this 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February, 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk