

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4958

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP OF THE CITY OF GRAND JUNCTION FROM BUSINESS PARK MIXED USE TO
COMMERCIAL FOR A PROPERTY OF 4.55 ACRES**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), and proposes an amendment to the Comprehensive Plan Future Land Use Map, changing the property's designation from Business Park Mixed Use to Commercial.

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 Business Park Mixed Use to Commercial, finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial 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 Future Land Use Map, as proposed in City file no. CPA-2020-419, from Business Park Mixed Use to Commercial for 4.55 acres of land at 2515 Riverside Parkway 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, as further described in the Staff Report introduced and admitted into the record.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be redesignated to Commercial Future Land Use in the Comprehensive Plan:

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this 7th day of October, 2020 and ordered published in pamphlet form.

Adopted on second reading this 21st day of October, 2020 and ordered published in pamphlet form.

ATTEST:


Deputy City Clerk


Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4958 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of October 2020 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 21st day of October 2020, at which Ordinance No. 4958 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 23rd day of October 2020.


Deputy City Clerk

Published: October 9, 2020
Published: October 23, 2020
Effective: November 22, 2020

