

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4961

AN ORDINANCE ZONING THE AIRPORT NORTH BOUNDARY ANNEXATION AND AMENDING THE PLANNED AIRPORT DEVELOPMENT (PAD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) TO INCLUDE THE ANNEXED LAND AND DESIGNATING IT AS AN AERONAUTICAL ZONE/DISTRICT

Recitals

The Grand Junction Regional Airport Authority (GJRAA) recently acquired the land known as the Airport North Boundary Annexation from the United States. The annexation consists of 187.69 acres.

In 2019 the City approved Ordinance 4834 and adopted the GJRAA Institutional and Civic Master Plan (Master Plan) for the Grand Junction Regional Airport. The Master Plan is set forth in detail in Appendix A of the *Airport Master Plan Update* and Appendix C of the *2017 Terminal Areas Plan Amendment* contained in City development file FMP-2018-405. The Master Plan included and referred to the lands within the City limits and the lands annexed with Ordinance No. 4953, which are referenced in this ordinance, all of which will equally be in conformance with the terms of the Master Plan with adoption of this Ordinance. The Master Plan has three classified zone areas: Aeronautical, Aeronautical/Commercial, and Non-Aeronautical Commercial. The Airport North Boundary Annexation is to be included within the Aeronautical Zone (also referred to sometimes as the Aeronautical District).

GJRAA has requested that the Planned Development zoning ordinance for the airport (which was most recently amended with Ordinance No. 4834) be amended to include the Airport North Boundary Annexation and by doing so the Outline Development Plan (ODP) will show the area as an Aeronautical Zone/District, all in accordance with the uses and standards established as a part of the Planned Airport Development (PAD).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (Code), the Grand Junction Planning Commission recommended approval of amendment of the PAD to include the land of the Airport North Boundary Annexation and amendment of the ODP to include the annexed lands within the Aeronautical Zone/District.

The City Council finds, after a public hearing and review of the application to amend the Planned Airport Development and the Outline Development Plan to include the annexed land and designate it as an Aeronautical Zone, that it conforms with the designation of Airport as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies, and that the amended ODP conforms with the requirements of §21.02.150 and meets one or more of the rezoning criteria provided in §21.02.140 of the Code.

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

The following properties known as the Airport North Boundary Annexation, as adopted in Ordinance No. 4953, are hereby zoned with amendment to the Planned Development known as the Planned Airport Development (PAD), together with an amended ODP and designation of the properties as and within the Aeronautical Zone/District as shown on the attached Exhibit A incorporated herein:

The South 1/2 of the Northeast 1/4 of Section 23, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Lot 2 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado

Lot 3 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Lot 6 of Section 19, and Lots 6 and 8 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

Lots 9 and 11 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

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:



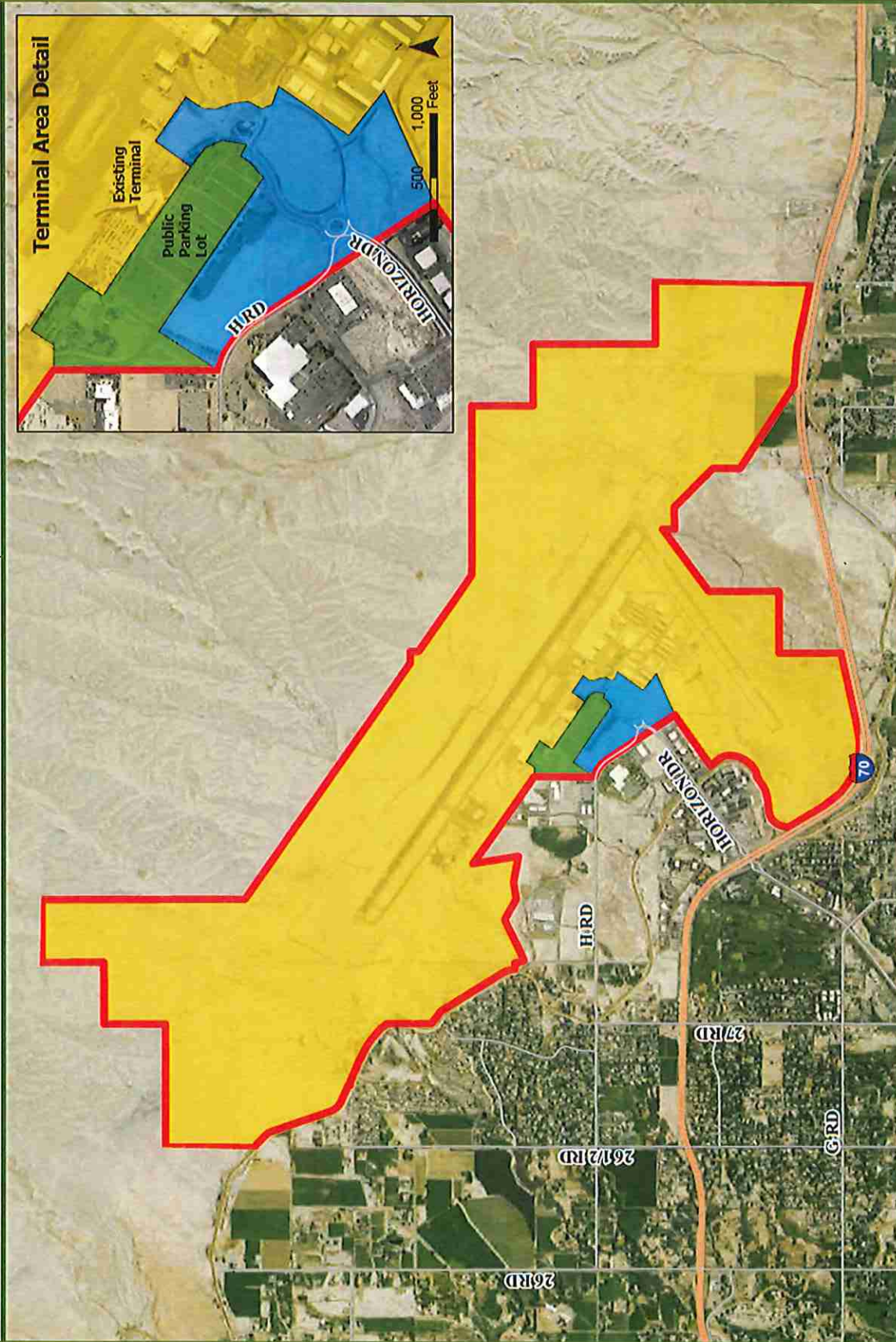
C.E. "Duke" Wortmann
President of the Council



Selestina Sandoval
Deputy City Clerk



EXHIBIT A



- PD Districts
- Non-Aeronautical/Commercial
 - Aeronautical/Commercial
 - Aeronautical

- Non-Aeronautical/Commercial

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4961 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. 4961 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

