

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5190

AN ORDINANCE REPEALING AND AS APPLICABLE REPLACING THE 2010 ZONING AND DEVELOPMENT CODE AND ADOPTING THE 2023 ZONING AND DEVELOPMENT CODE

Recitals

On December 16, 2020, the Grand Junction City Council adopted the 2020 One Grand Junction Comprehensive Plan (Plan). To implement the Vision and Goals of the Comprehensive Plan, the Zoning and Development Code (Code) needed to be updated. The City's Code is dated and cannot fully implement the Plan.

With input from community stakeholders, staff and City Council, the proposed Zoning and Development Code has been updated and revised to ensure that it will implement the Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed 2023 Zoning and Development for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan;
and,
The proposed updated Zoning and Development Code will help implement the vision, goals, and strategies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed 2023 Zoning and Development Code will implement the vision, goals, and strategies of the Comprehensive Plan and should be adopted.

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

The foregoing Recitals are incorporated and in consideration thereof, and as otherwise found and determined by the City Council to be in the best interests of the public health, safety, and welfare, the 2010 Zoning and Development Code is hereby repealed, and as applicable replaced.

The updated Zoning and Development Code, also known as the 2023 Zoning and Development Code, attached hereto, and incorporated by reference as if fully set forth, is hereby adopted.

INTRODUCED on first reading the 6th day of December 2023 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the 20th day of December 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Anna M. Stout
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5190 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of December 2023 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 20th day of December 2023, at which Ordinance No. 5190 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 22nd day of December 2023.



Deputy City Clerk

Published: December 8, 2023
Published: December 22, 2023
Effective: January 21, 2024

