

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5192

**AN ORDINANCE AMENDING ORDINANCE NO. 5149 AND ADOPTING THE 2020
ONE GRAND JUNCTION COMPREHENSIVE PLAN WITH REVISED ZONE
DISTRICTS TO BE CONSISTENT WITH THE ZONING & DEVELOPMENT CODE
UPDATE**

Recitals

On December 16, 2020, the Grand Junction City Council adopted Ordinance No. 4971. The Ordinance approved the 2020 *One Grand Junction Comprehensive Plan* (Plan) as recommended by the Grand Junction Planning Commission except for an area of land of approximately 60 acres generally located north of H Road and east of 24 3/8 Road some of which land is presently in the City and some of which is not. The City Council supported a Residential Low designation; the Planning Commission recommended the Residential Rural designation.

On February 18, 2021, the Mesa County Planning Commission (MCPC) approved the Plan's future land use maps except for the designation of the 60 acres as Residential Low; the MCPC approved the Plan map with Residential Rural for that area.

On March 17, 2021, the Grand Junction City Council adopted Ordinance No. 4986. The Ordinance amended the Land Use Map to reflect the MCPC decision and designated the aforementioned 60 acres as Residential Rural.

On May 17, 2023, the Grand Junction City Council adopted Ordinance No. 5149, amending the Active Transportation Corridor Map as part of the adoption of the 2023 Pedestrian and Bicycle Plan.

The 2020 *One Grand Junction Comprehensive Plan* is intended to serve as a guide to public and private growth decisions through the year 2040. Besides a statement of the community's vision for its own future and a guide for providing direction to achieve that vision, the Plan is shaped by the community's values, ideals, and aspirations about the management of the community's resources. In addition to defining the community's view of its future, the Plan describes *Plan Principles*, states goals and maps show intended uses, boundaries, and opportunities in order to help the community implement and achieve the desired future.

It was contemplated by the Comprehensive Plan that the Zoning and Development Code (Code), including the Zone Districts established within, would be reviewed to ensure that it effectively implements the vision of the Comprehensive Plan and be amended where it did not. The City began this process in 2021 and it is being finalized for adoption in December 2023. During this update, the zone districts have been modified through consolidation and renaming. As a result, it is necessary that Chapter 3, Land Use

Designations, be updated to avoid any confusion about what zone districts implement each designation.

Hence, the City Planning Commission and City staff recommend the City Council amend Ordinance No. 5149 to adopt as final the December 6, 2023, version of the 2020 *One Grand Junction Comprehensive Plan* subject to the condition that Ordinance No. 5190 amending the City of Grand Junction Zoning and Development Code is adopted by City Council.

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

In consideration of and with the adoption of the foregoing Recitals, the 2020 *One Grand Junction Comprehensive Plan* of the City of Grand Junction, Colorado and Mesa County for the joint planning area defined and described in the future land use maps as a part thereof all in the form of the document attached hereto, is hereby adopted.

Be it further ordained that Ordinance 5149 is amended in accordance herewith.

The full text of this Ordinance, including the amended 2020 *One Grand Junction Comprehensive Plan*, as hereby adopted in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

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

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. 5192 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. 5192 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

