

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. 5243**

**AN ORDINANCE AMENDING THE *ONE GRAND JUNCTION COMPREHENSIVE PLAN (COMPREHENSIVE PLAN)*, BY AMENDING THE URBAN DEVELOPMENT BOUNDARY (UDB) AND AMENDING THE INTENSIFICATION AND GROWTH TIERS MAP, TITLE 31 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) AND REPEALING AND REPLACING THE LAND USE MAP FOUND ON PAGE 59 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN, CHAPTER 3 AND REPEALING AND REPLACING THE INTENSIFICATION AND GROWTH TIERS MAP FOUND ON PAGE 57 AND REPEALING AND REPLACING THE SERVICE AREA AND DEVELOPMENT MAP FOUND ON PAGE 52 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN APPENDIX B (ORDINANCE NO. 4971).**

**AND**

**ESTABLISHING A LAND USE DESIGNATION OF *RESIDENTIAL LOW* ON THE LAND USE MAP FOR TWO PROPERTIES THAT HAVE BEEN ADDED TO THE 201 BOUNDARY AND UDB AND INCLUDING THE TWO PROPERTIES IN THE TIER 2 AREA ON THE INTENSIFICATION AND GROWTH TIERS MAP, CHAPTER 3 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN**

Recitals:

On April 17, 2024, the City of Grand Junction approved the Second Amendment to the 1998 Intergovernmental Agreement (Second Amendment to the Persigo Agreement or Second Amendment) between the City of Grand Junction and Mesa County relating to City growth and joint policy making for the Persigo Sewer System. Mesa County approved the Second Amendment on July 9, 2024.

The Persigo Agreement signed October 13, 1998 (Persigo Agreement) requires development to be consistent with the adopted Comprehensive Plan. The City and the County agreed then and have consistently implemented the Persigo Agreement to be consistent; however, the Urban Development Boundary (UDB) and the 201 prior to the Second Amendment have not aligned. The Second Amendment serves to amend the Persigo Agreement so that the 201 Boundary and the UDB are aligned and declared them to be one and the same with the same to be known and referred to as the "2024 UDB".

Aligning the boundaries provides clarity and predictability for landowners, neighbors, the development community and the City and County. It helps anticipate infrastructure needs, predicting the size and location for long term community needs.

An aligned boundary helps better accommodate growth, providing the growth that was anticipated with the Comprehensive Plan and providing locations for urban development to expand.

The One Grand Junction Comprehensive Plan established a Land Use Plan (Chapter 3) in the One Grand Junction Comprehensive Plan. When property is added to the UDB, establishing the appropriate Land Use designation for each property is necessary.

The One Grand Junction Comprehensive Plan established three Growth Tiers. When property is added to the UDB, establishing the appropriate Growth Tier for each property is necessary.

The City desires to formalize the change to the UDB and establish a land use designation Growth Tier assignment for added properties to the UDB by following the requirements of the City's Municipal Code Section 21.02.050(e) Comprehensive Plan Amendment, Non-Administrative.

The Planning Commission reviewed and considered the amendments to the One Grand Junction Comprehensive Plan in a public hearing on November 12, 2024, found and determined that it satisfies the criteria in 21.02.050(e)(4)(iii) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan, and recommended adoption of the amendments to the Plan.

The City Council has reviewed and considered amendments to the One Grand Junction Comprehensive Plan and determined that it satisfied the criteria in 21.02.050(e)(4)(iii) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan.

After due consideration the City Planning Commission and City staff recommend that the City Council amend the One Grand Junction Comprehensive Plan.

**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 following amendments are made to the *Comprehensive Plan*:

GJMC TITLE 31, *Comprehensive Plan* of the City of Grand Junction, Colorado is hereby amended the following elements:

A. Chapter 31.04.010

Change the Urban Development Boundary (UDB) to align with the Persigo 201 Boundary as established by the Persigo Board in 2024. See Exhibit A.

Update the UDB and 201 boundaries on the Land Use Map, Repeal and Replace the Land Use Map (pg. 59). See Exhibit B.



Update the UDB and 201 boundaries on the Intensification and Growth Tiers Map, Repeal and Replace the Intensification and Growth Tiers Map (pg. 57). See Exhibit C.

Update the UDB and 201 boundaries on the Service Area and Development Map, Repeal and Replace the Service Area and Development Map (pg. 52).


Establish the Residential Low Land Use designation on two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Land Use Map in chapter 3 of the Comprehensive Plan (pg. 59).

Establish the Tier 2 designation on the Intensification and Growth Tiers Map for two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Intensification and Growth Tiers Map in chapter 3 of the Comprehensive Plan (pg. 57).

The full text of this Ordinance, including the attached text One Grand Junction Comprehensive Plan, shall, 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 and ordinances of the City.

**INTRODUCED** on first reading the 4<sup>th</sup> day of December 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading the 18<sup>th</sup> day of December 2024 and ordered published in pamphlet form.

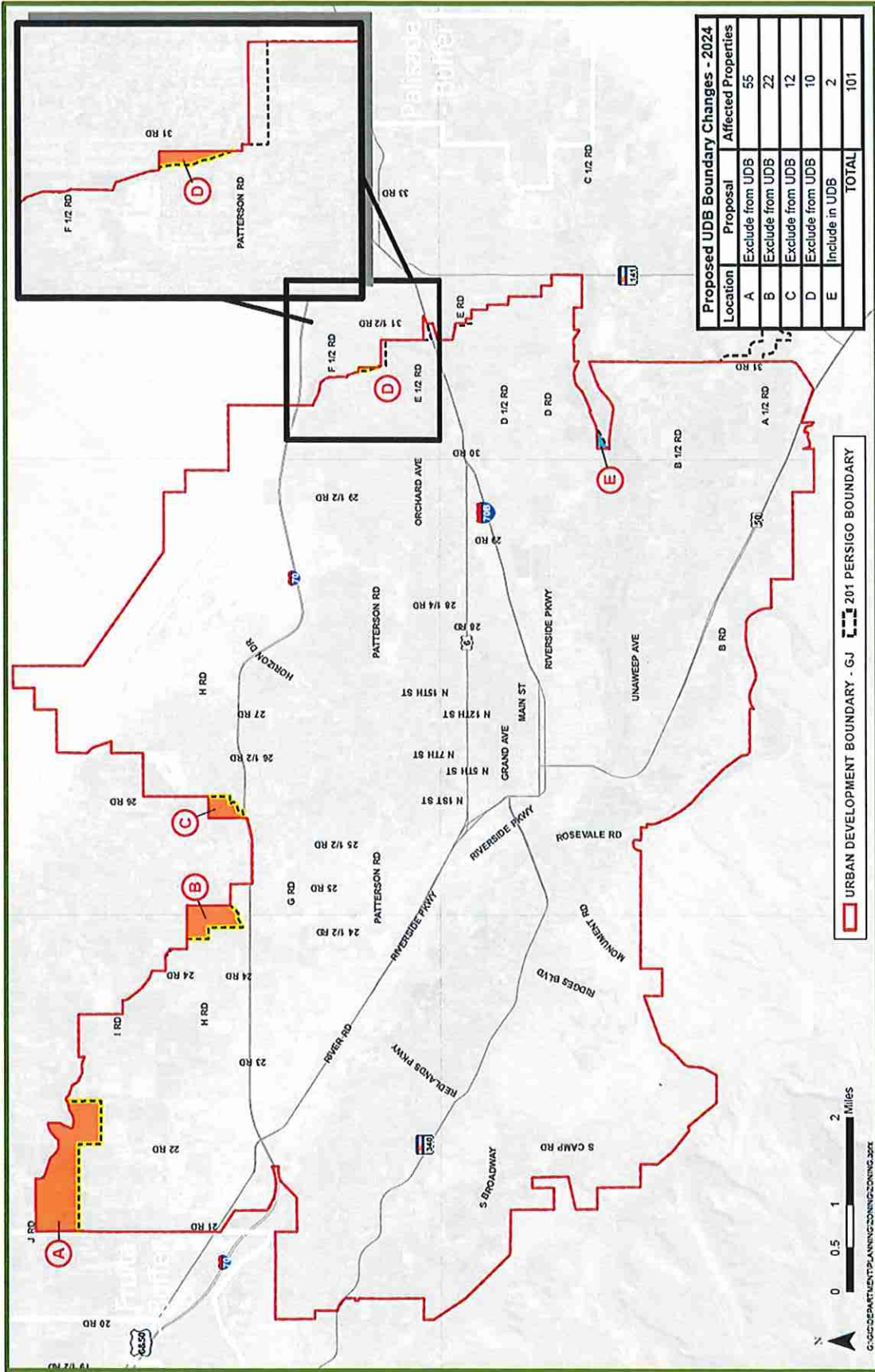
  
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Abram Herman  
President of the City Council

ATTEST:

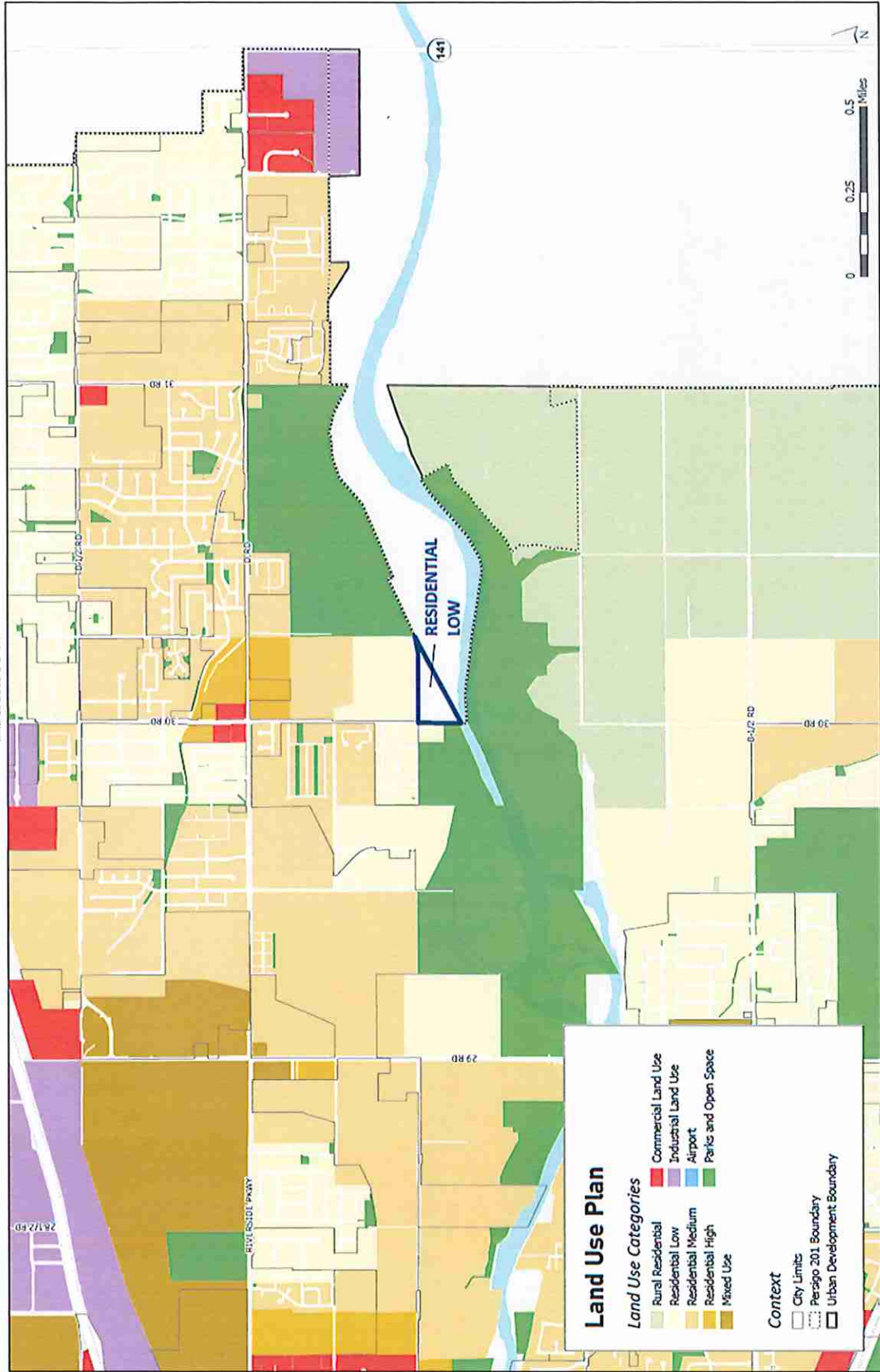
  
Selestina Sandoval  
City Clerk



# Exhibit A

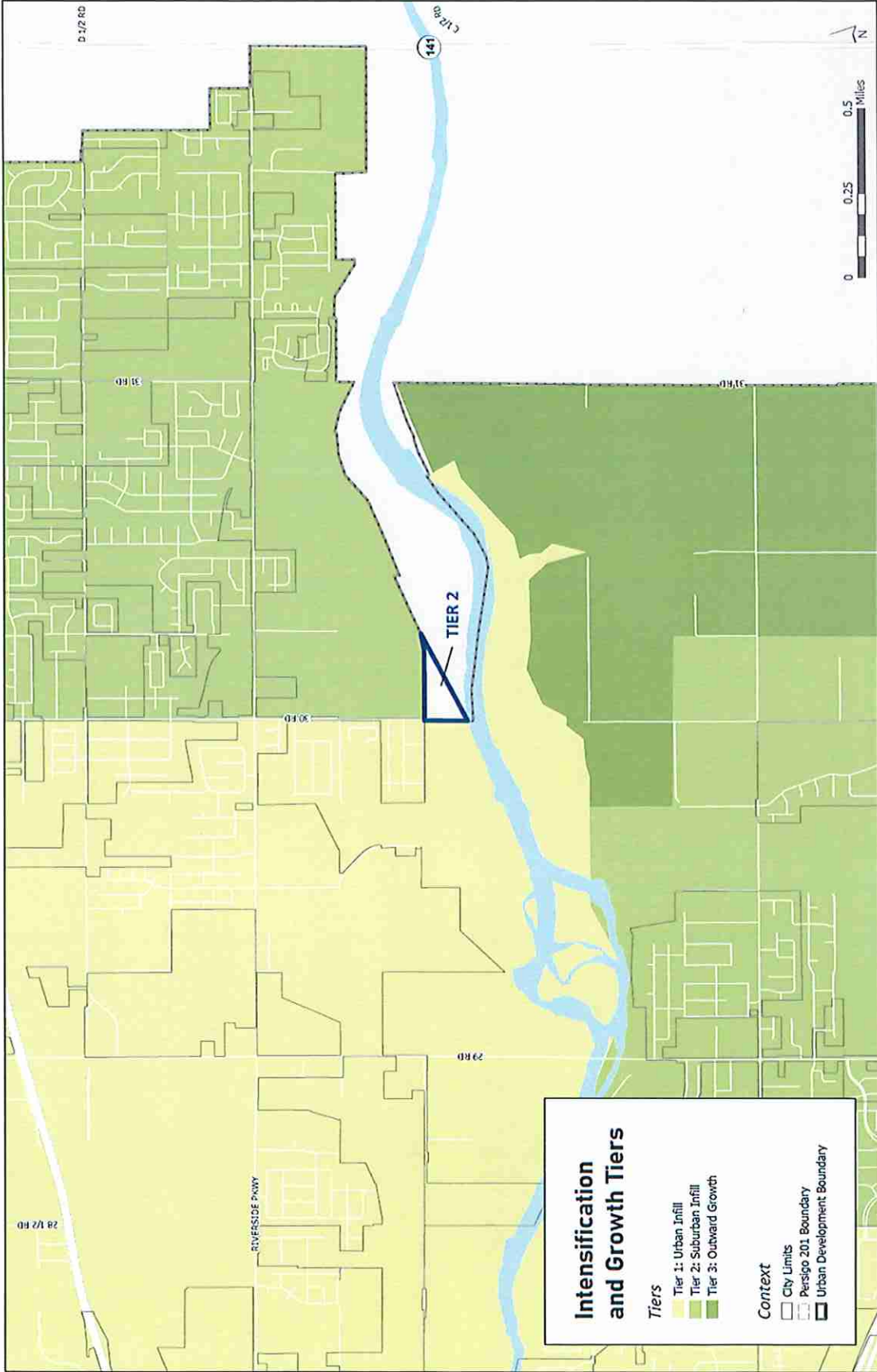


# Exhibit B






# Exhibit C



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5243 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of December 2024 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 18<sup>th</sup> day of December 2024, at which Ordinance No. 5243 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 23<sup>h</sup> day of December 2024.

  
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Deputy City Clerk

Published: December 7, 2024  
Published: December 21, 2024  
Effective: January 22, 2025

