

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 58-07

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 162 ACRES LOCATED WITHIN THE H ROAD/NORTHWEST AREA PLAN, FROM "RURAL" TO "COMMERCIAL/INDUSTRIAL"

Recitals:

After six months of study and public input, the City of Grand Junction and Mesa County staff made a recommendation to a Joint City/County Planning Commission on the Future Land Use designations of the H Road/Northwest Study area, which area is generally bounded by 22 Road on the east, H Road on the south, approximately 21 ¼ Road on the west and H ½ Road on the north; and also including five parcels located at the southeast corner of H Road and 22 Road west of the Persigo Wash and north of the Independent Ranchman's Ditch, to change all existing land within this Plan Area designated as "Rural" to "Commercial/Industrial".

The City of Grand Junction and Mesa County Planning Commissions held a joint Public Hearing on March 27, 2007 to consider changes to the Future Land Use Map for the H Road/ Northwest Study Area.

The H Road/Northwest Area Plan is a planning document that outlines the proposed general land uses for the area, as well as a vision for the area and policies and performance standards to minimize the potential impacts to the existing residential uses adjacent to the Plan area along the 22 Road and H ½ Road Corridors.

This H Road/Northwest Area Plan would become an element of the City's adopted Growth Plan. The Plan changes the Future Land Use Map of the Growth Plan to designate all parcels within the Plan area as "Commercial/Industrial".

The Grand Junction Planning Commission, at their March 27, 2007 hearing, recommended approval of the H Road/Northwest Area Plan after finding the Plan amendments are consistent with the purposes and intent of the Growth Plan and they met the review criteria found in the City of Grand Junction's Zoning and Development Code under Section 2.5.C.

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

That the H Road/Northwest Area Plan is hereby adopted and made a part of the Grand Junction Growth Plan. That all lands in the Plan area currently designated as "Rural" on the Future Land Use Map be redesignated from "Rural" to "Commercial/Industrial" on the Future Land Use Map.

PASSED on this 18th day of April, 2007.

ATTEST:

/s/: James J. Doody
President of Council

/s/: Stephanie Tuin
City Clerk