

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4630

**AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN
FUTURE LAND USE MAP**

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, codified as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement its vision and guide future development.

At that time the future of the fairgrounds at their current location was in doubt, so the Comprehensive Plan designated the area as a Neighborhood Center. In 2012 Mesa County adopted a Master Plan which established the fairground's future at its current location, rendering the Neighborhood Center designation on the fairground property inappropriate. During the neighborhood planning process for Orchard Mesa it was determined that the Neighborhood Center affecting the Mesa County Fairgrounds and the Commercial area along Highway 50 in and around the City Market shopping center should be reconfigured, making all fairgrounds property the same land use designation and changing the density or intensity for some areas.

In order make all fairground property the same land use designation, create a better defined area for the Neighborhood Center and adjoining commercial areas and protect existing residential areas, Staff recommends amending the Comprehensive Plan Future Land Use Map as shown on the attached area map.

The proposed Future Land Use Map amendments have been developed and recommended in concert with Mesa County as part of the Orchard Mesa Neighborhood Plan with distribution to various external review agencies for their review and comment. The City and County did not receive any comments from external review agencies regarding the proposed Future Land Use Map amendments.

An Open House was held on January 29, 2014 to allow affected property owners an opportunity to review the proposed map amendments, to make comments and to meet with staff to discuss any concerns that they might have. As part of the neighborhood planning process for Orchard Mesa, Orchard Mesa residents and business owners and other interested citizens were encouraged to comment on the proposals as well. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns. There were no citizen comments that were not in favor of the amendments.

The Orchard Mesa Neighborhood Plan recommends these changes to the Future Land Use Map.

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

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan and the Orchard Mesa Neighborhood Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies 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 Grand Junction Comprehensive Plan Future Land Use Map is hereby amended as shown on the attached Exhibit A.

INTRODUCED on first reading the 16th day of April, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 7th day of May, 2014 and ordered published in pamphlet form.


President of the Council

ATTEST:

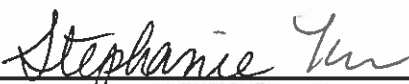


City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4630 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of April, 2014 and that 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 5th day of May, 2014, at which Ordinance No. 4630 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 12th day of May, 2014.



Stephanie Tuin, MMC
City Clerk

Published: April 18, 2014
Published: May 9, 2014
Effective: June 8, 2014

