

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4765

**AN ORDINANCE AMENDING THE DOWNTOWN DEVELOPMENT AUTHORITY
PLAN OF DEVELOPMENT TO INCLUDE THE LAS COLONIAS BUSINESS PARK**

Recitals

The Plan of Development for the DDA was originally adopted in 1981 and needs to be updated to address the recent development opportunities along the Riverfront corridor. The Plan of Development identifies public improvements to the Las Colonias area including providing parks and other public improvements such as streetscape improvements and parking, but does not explicitly identify the proposed business-related improvements. The proposed amendment to the Plan of Development would identify the Las Colonias Business Park as a project under Section VII of the Plan of Development.

Pursuant to C.R.S. 31-25-807(4)(b), Prior to its approval of a plan of development, the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations. The planning board shall submit its written recommendations with respect to the proposed plan of development to the governing body within thirty days after receipt of the plan for review.

After public notice and public hearing, the Planning Commission recommended approval of the amendment to the Plan of Development and the City Council finds that the proposed amendment is consistent with the approved Outline Development Plan for Las Colonias, as well as the City's overall vision, as included in the Comprehensive Plan, for this River District area. Further, the City Council finds that the plan will afford maximum opportunity, consistent with the sound need and plans of the municipality as a whole, for the development or redevelopment of the plan of development area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE DOWNTOWN DEVELOPMENT AUTHORITY PLAN
OF DEVELOPMENT BE AMENDED AS FOLLOWS:**

The Las Colonias Business Park will be added to page 38 of Section VII of the Plan of Development as project number 19 as proposed below:

19. Improvements will be made to the Las Colonias property located in the City's River District Corridor. Improvements include the development of public park amenities, including lakes and green spaces for public and

private use. Additional public improvements include utilities, parking, streets passive and active recreation, and streetscape improvements. These public improvements will be utilized to attract outdoor recreation businesses and manufacturers as well as riverfront retail and restaurants in order to spur development in the currently blighted area.

INTRODUCED on first reading the 20th day of September, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the 4th day of October, 2017 and ordered published in pamphlet form.

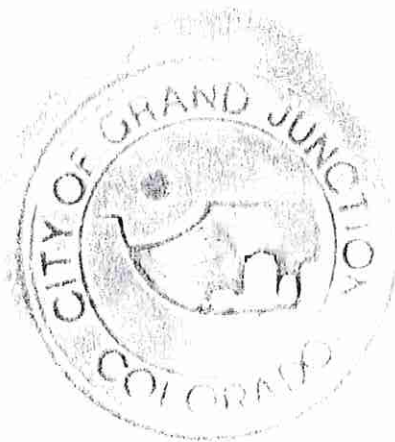


President of the Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4765 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of September, 2017 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 4th day of October, 2017, at which Ordinance No. 4765 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 6th day of October, 2017.

W Winkelmann

City Clerk

Published: September 22, 2017

Published: October 6, 2017

Effective: November 5, 2017

