

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4542**

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

**LOCATED AT 2259 RIVER ROAD**

Recitals.

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

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is inappropriate, and that the existing rezoning should remain. It is justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property that the Future Land Use Map be amended.

The proposed map amendment to Industrial meets the goals and policies of the Comprehensive Plan and the current zoning of I-2, as an applicable zone and is compatible with the existing land uses located in the surrounding area.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns. 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 Future Land Use map amendment for the following reasons:

1. The proposed amendments to Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive 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 zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

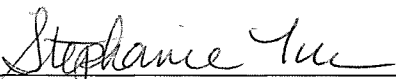
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The Future Land Use Map of the Comprehensive Plan, Title 31, is amended to Industrial for the property located at 2259 River Road and as shown on Exhibit "A" attached below.

**INTRODUCED** on first reading the 20<sup>th</sup> day of June, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 1<sup>st</sup> day of August, 2012 and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Area 3

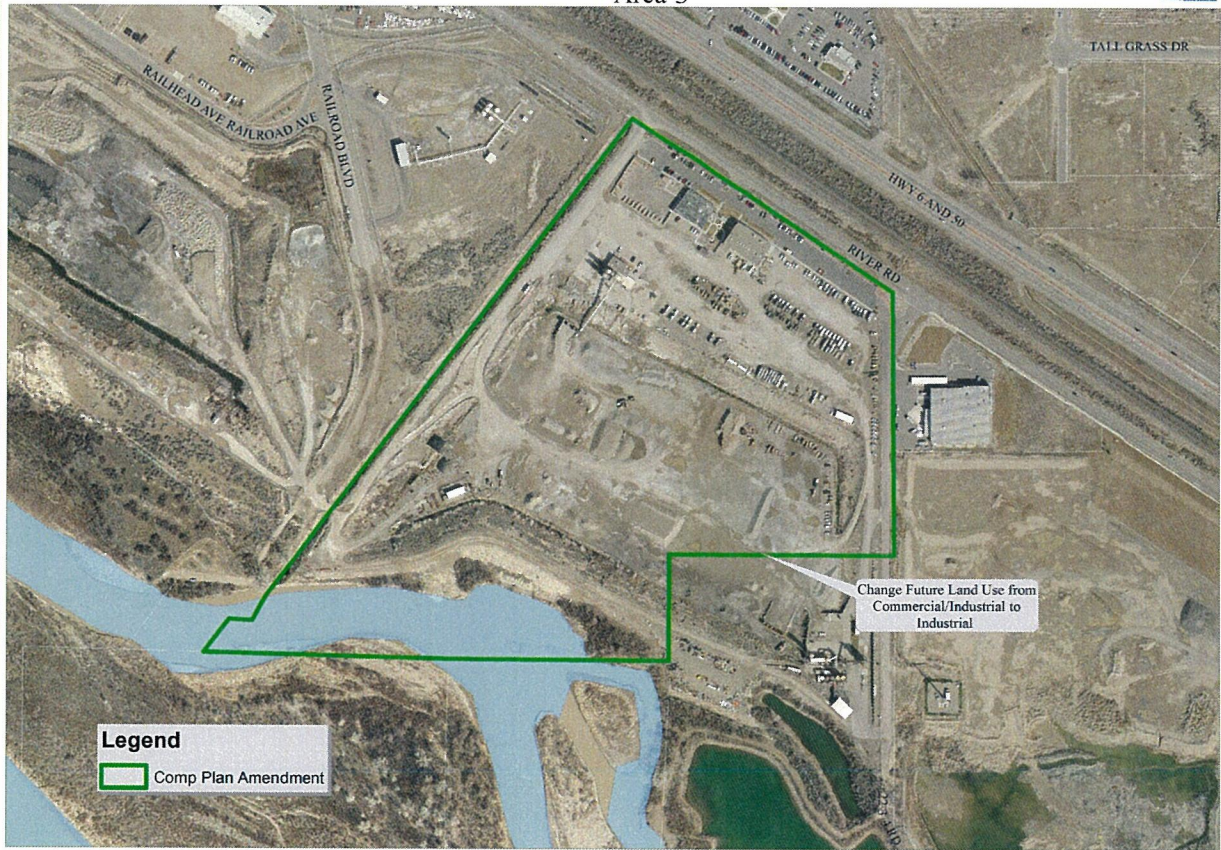


Exhibit A