

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3904**

**AN ORDINANCE AMENDING SECTION 3.4.J OF THE ZONING AND DEVELOPMENT CODE, MIXED USE**

Recitals:

Section 3.4.J, Mixed Use (MU), of the Zoning and Development Code was adopted in 2000 to implement the recommendations of the 24 Road Corridor Subarea Plan for an area of "Mixed Use". In February, 2005, the City received a request from a group of property owners to amend the text of the Mixed use zone district, specifically: 1) reduce the minimum required residential density from 12 units per acre to 4 units per acre; 2) delete the requirement that residential development is required as 20% of the overall commercial project; and 3) remove the maximum size of 30,000 square feet for retail buildings.

A Citizen's Review Committee was formed to consider the property owner request and make a recommendation to the Planning Commission and City Council. The Planning Commission considered the Steering Committee recommendation and is proposing a revised recommendation. The City Council having considered the proposal, the recommendations of the Committee and the Planning Commission and the best interest of the community, finds that amendment of the 24 Road Corridor Plan and Growth Plan, as amended by this Ordinance, is necessary and required to further the health, safety and general welfare of the people of the City of Grand Junction.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT SECTION 3.4.J OF THE ZONING AND DEVELOPMENT CODE IS AMENDED AS FOLLOWS:**

1. Subsection **1. Purpose** is amended to read in part (the balance of the section remains unchanged):  
To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. ...
2. Subsection 3.c. is amended to read in entirety:  
Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued.

Subsection 3.e. is amended to read in entirety:  
Minimum net residential density shall be 8 units per acre.

3. Subsection 3.f. is deleted in its entirety.

4. Subsection 5 is deleted in its entirety.

INTRODUCED AND PASSED ON FIRST READING AND ORDERED  
PUBLISHED ON 5<sup>TH</sup> DAY OF APRIL 2006.

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED  
ON THE 19<sup>TH</sup> DAY OF JUNE 2006.

ATTEST:

/s/ James J. Doody  
James J. Doody  
President of Council

/s/ Stephanie Tuin  
Stephanie Tuin  
City Clerk