

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3610

AN ORDINANCE AMENDING SECTION 6.2.A.1.h. OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE BY ADDITION OF AN EXCEPTION FOR REQUIRED IMPROVEMENTS CONCERNING THE PLACEMENT OF UTILITIES UNDERGROUND

Recitals:

The Zoning and Development Code appropriately establishes City policy and regulations regarding development in order to serve the public, so that improvement standards encourage consistency and quality of planning, design, and construction. The intent is that the citizens will benefit from well-developed projects to improve quality of life for all.

The Zoning and Development Code presently requires that all utilities for all development must be installed underground before street or alley surfacing or construction. It has been found that in some circumstances this requirement is too stringent. Where a development already has existing overhead utilities along streets adjacent to new developments and the frontage is less than 700 feet, the cost to underground such utilities may be disproportional to the value to the project and the public at-large. Also, in some instances when the perimeter of a development project is not required to complete half street improvements, it is rational to wait to place the utilities underground when the half street improvements are completed. This amendment allows for some discretion in approving developments by determining what is best for the community. In addition, further explanation has been added for necessary above-ground facilities.

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

Section 6.2.A.1.h. of Chapter Six of the Zoning and Development Code is amended as follows:

Utilities, including but not limited to, telephone, cable, television, electric, and natural gas shall be provided by, and paid for, by the developer. All utilities shall be installed underground, prior to street or alley surfacing or construction, except when the development has less than 700 feet of frontage and/or when half street improvements are not required to be completed along the perimeter of the development as part of the project, then in the discretion of the Public Works Director a payment of cash-in lieu of construction may be accepted. The payment amount shall be determined as set forth in the adopted fee schedule. Necessary above-ground facilities (*e.g.*, pedestals, transformers, and transmission lines of 50 KV capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the City Engineer.

Introduced on first reading on the 17th day of March 2004.

PASSED and ADOPTED on second reading this 7th day of April 2004.

/s/: Jim Spehar
Mayor

Attest:

/s/: Stephanie Tuin
City Clerk