

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3876

AN ORDINANCE AMENDING THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO BE PUBLISHED IN PAMPHLET FORM

Recitals:

Ordinance No. 3390 adopted the City of Grand Junction Zoning and Development Code in January, 2000. Since the adoption of the Zoning and Development Code there have been several amendments approved, the most recent in November, 2005 with Ordinance 3838. Many of the amendments proposed for adoption in this ordinance are corrections to the format/formatting of the Zoning and Development Code. The proposed amendments were made available for review in the Community Development Department and the City Clerk's office.

The Planning Commission has recommended approval of the amendments. The City Council finds that the amendments are consistent with the Growth Plan and are necessary or required by law and are in accordance with law.

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

1. The Zoning and Development Code is hereby amended. Due to the length of this document, and because it is available in a readily used bound pamphlet form, the Clerk is authorized to publish the Zoning and Development Code adopted with this Ordinance by pamphlet.
2. The publication of the amendments in pamphlet form were modified as follows:
 - a. Section 2.19.D.1.c to read as follows:

The extension shall be on the same terms as the security being extended. The security may be extended for one (1) additional year as may be necessary for the bond to be called or for the improvements to be repaired, modified or replaced in a manner that satisfies the City.
 - b. Section 3.8.A.3.f, Nonconforming Uses/Structures/Sites deleted from ordinance.
 - c. Section 2.8.C.5, Subdivisions and Section 2.12.D.6, Planned Developments deleted from ordinance.
3. All ordinances or parts of ordinances inconsistent with the provisions of this

ordinance are hereby repealed.

4. The remainder of the Zoning and Development Code will remain in full effect.

INTRODUCED, PASSED ON FIRST READING AND ORDERED PUBLISHED IN PAMPHLET FORM ON 15TH DAY OF FEBRUARY, 2006.

PASSED on SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM ON 5TH DAY OF APRIL, 2006.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council