

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5242

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING APPLICATION OUTREACH MEETINGS, WITHDRAWN APPLICATIONS, PUBLIC NOTICE, MINOR PLAT AMENDMENTS, SIMPLE SUBDIVISIONS, ADMINISTRATIVE CHANGES TO THE COMPREHENSIVE PLAN, NON-ADMINISTRATIVE COMPREHENSIVE PLAN AMENDMENTS, CONDITIONAL USE PERMITS, PERMITTED ENCROACHMENTS, MIXED-USE DISTRICTS REGULATIONS, PUBLIC, CIVIC, AND INSTITUTIONAL CAMPUS (P-2) ZONE DISTRICT REGULATIONS, PRINCIPAL USE TABLE, USE-SPECIFIC STANDARDS FOR INDUSTRIAL USES, ACCESSORY USES AND STRUCTURES, ACCESSORY USE-SPECIFIC STANDARDS, TEMPORARY USES AND STRUCTURES, SHARED DRIVEWAY (AUTOCOURT) STANDARDS, RESIDENTIAL COMPATIBILITY STANDARDS, PRESERVATION OF SIGNIFICANT TREES, OFF-STREET PARKING AND LOADING, MEASUREMENTS, AND DEFINITIONS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

21.02.030 COMMONLY APPLICABLE PROCEDURES

...

(c) Application Outreach Meetings

...

(4) Notice

...

- (ii) Once the notice has been approved, the Director will assist the applicant to identify all property owners and organized groups in the neighborhood or outreach area. The application shall:

...

~~(C) Post a copy of the notice in at least two locations in or within 1,000 feet of the outreach area that are open to the public, such as a community notice board in a grocery store or coffee shop.~~

~~(D) If the applicant or project has a website, post a copy of the notice on the website.~~

...

(f) Complete Applications with Changed Status

(1) Withdrawn Application

- (i) An applicant may withdraw an application by providing written notice to the Director of the applicant's intent to withdraw. After such withdrawal, no further City action on the application shall take place.
- (ii) Fees will not be refunded for a withdrawn application.
- (iii) For any application requiring a public hearing, the applicant may request in writing that the application be withdrawn before the hearing is opened. An applicant may ask to withdraw after the hearing is opened, but the decision-making body will decide whether or not to approve the request.
- ~~(iv) A withdrawn rezone application may be refiled after a 120-day waiting period.~~
- ~~(v) To re-initiate review, the applicant shall re-submit the application with a new application fee payment, and the application shall in all respects be treated as a new application for purposes of review and scheduling.~~

...

(g) Public Notice and Public Hearing Requirements

...

(3) Public Notice

...

(vi) Mailed Notice

...

(B) Notice shall be provided to:

a. Within the distance specified in GJMC 21.02.030(g)(3)(iii), each owner at the address on file with the Mesa County, Colorado, Assessor;

b. Each homeowners' association (HOA) or other group registered with the Community Development Department and located within 1,000 feet of the subject property; and

c. Each person who attended any required Application Outreach Meeting and signed-up to receive notice.

...

21.02.040 ADMINISTRATIVE APPLICATIONS

(a) Overview

Administrative applications are reviewed and decided on by the Director or other specified City staff member. The following application types are administrative and some of them have additional review requirements that are identified in the right column:

Table 21. Error! No text of specified style in document.-1: Administrative Applications

Application Type	Purpose	Additional Application Requirements
Administrative Approvals		
...		
Minor Plat Amendments	Limited amendments to approved Final Plats	0
...		
Simple Subdivision, <u>Minor</u>	Allow an applicant to create or consolidate lots, move lot lines, and correct plats.	0
...		

...

(h) ~~Minor Plat Amendment~~ Plat Revision

(1) ~~Purpose~~

The purpose of this section is to describe the approval procedure for minor amendments to approved plats.

(2) Applicability

The Director may approve minor amendments to approved plats, which shall be recorded and shall control over the preceding or Final Plat without vacation of that plat, if the amending plat is signed by the applicants only and the sole purpose of the amending plat is to:

- (i) Correct an error in a course or distance shown on the preceding plat;
- (ii) Add a course or distance that was omitted on the preceding plat;
- (iii) Correct an error in a real property description shown on the preceding plat;
- (iv) Indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;
- (v) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
- (vi) Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;
- (vii) Correct an error in courses and distances of lot lines between two adjacent lots if:
 - (A) Both lot owners join in the application for amending the plat;
 - (B) Neither lot is abolished;
 - (C) The amendment does not attempt to remove recorded covenants or restrictions; and
 - (D) The amendment does not have a material adverse effect on the property rights of the owners in the plat;
- (viii) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement; or
- (ix) Relocate or remove one or more lot lines between one or more adjacent lots if all of the following have been met:
 - (A) The owners of all those lots join in the application for amending the plat;
 - (B) The amendment does not attempt to remove recorded covenants or restrictions; and
 - (C) The amendment does not increase the number of lots.

1

General Meeting or Pre-Application Meeting
Per Table 21.02-3

2

Application Submittal & Review | Sec. 21.02.030(d) and 21.02.030(e)

3

Complete Applications with Changed Status
Sec. 21.02.030(f)

4

Director Decision
Sec. 21.02.030(h)

5

Post-Decision Actions
Sec. 21.02.030(i)

(3) Review Procedures

Applications for Minor Plat Amendment shall meet the common review procedures for administrative applications in GJMC GJMC 21.02.040(b), with the following modifications:

(i) Form of Approval

Minor Plat Amendments shall be prepared in the form of an affidavit or, where deemed necessary by the Director, a revised plat certified by a land surveyor licensed with the State of Colorado and shall be filed with the Mesa County Clerk and Recorder.

(ii) Review Criteria

The Director shall approve or deny a request for a Minor Plat Amendment based upon a finding that the adjustment to the previously approved Final Plat complies with the following criteria:

- (A) There is no increase the number of lots or parcels nor does the amendment create new lots or parcels;
- (B) The amendment revision does not affect a recorded easement without approval of the easement holder;
- (C) Street locations will not be changed; and
- (D) The amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards.

(4) Post-Approval Actions

- (i) If the request for a Minor Plat Amendment is denied, the applicant shall be entitled to request a major amendment to a previously approved Final Plat or a subdivision exemption, if applicable.
- (ii) If an application is approved, the applicant shall submit to the Director an amended plat of the affected lots for approval, containing signatures of all owners and mortgagees of the affected property.
- (iii) The plat shall be recorded within 90 days of the date of approval.

...

(j) Simple Subdivision, Minor

Common Procedures for Administrative Applications

- 1** General Meeting or Pre-Application Meeting
Per Table 21.02-3
- 2** Application Submittal & Review | Sec. 21.02.030(d) and 21.02.030(e)
- 3** Complete Applications with Changed Status
Sec. 21.02.030(f)

(1) Purpose

The Simple Minor Subdivision process allows an applicant to create or consolidate lots, move lot lines, and correct plats.

4

Director Decision
Sec. 21.02.030(h)

5

Post-Decision Actions
Sec. 21.02.030(i)

(2) Applicability

This section shall apply to any application to:

- (i) Consolidate one or more lots;
- (ii) Create up to three additional lots where no new infrastructure is required except as provided in GJMC 21.02.040(j)(3)(i) below;
- (iii) Adjust a lot line(s) between parcels in the same ownership;
- (iv) Change a non-disputed boundary line between abutting lots or parcels; or
- (v) Change a plat to:
 - (A) Correct an error in the description;
 - (B) Correct any monument; or
 - (C) Correct a clerical error such as lot numbers, acreage, street names and identification of adjacent recorded plats.

(3) Review Procedures

Applications for a Simple Minor Subdivision shall meet the common review procedures for administrative applications in GJMC 21.02.040(b) with the following modifications:

(i) Lots with Individual Septic Disposal Systems

An applicant may request a subdivision of existing parcels that are 25 acres or larger into three or fewer lots each of which are two acres or larger in size in Residential zone districts provided the resulting subdivision complies with the following criteria:

- (A) All lots comply with this Code; except that the minimum density/intensity requirements of a zone district or the Comprehensive Plan do not apply except in the R-R zone and the sewer regulations pertaining to the extension of sewer as a condition of subdivision need not be complied with if the applicant can demonstrate the following:
 - a. The applicant's Colorado professional engineer affirms in writing that the lot can be served by an individual septic disposal system (ISDS) constructed at or prior to use of the lot for uses allowed by this Code then in existence;
 - b. The constructed ISDS system continues to function properly;
 - c. Sewer is not constructed within 400 feet of any lot line of any lot or out lot or out parcel created under the minor subdivision process; and
 - 1. The landowner executes a utility extension agreement in a form acceptable to the City. The utility extension agreement shall authorize the sewer to be extended by the City at a future date (all as provided

herein) at the then landowner's expense and/or in accordance with financing provided by the City and/or the sewer system.

2. The applicant is not seeking a variance or is seeking only to vary the requirement of extending sewer. No other variances shall be considered with a Minor Subdivision. Any other variances requested shall require the application be processed as a Major Subdivision;
3. The proposed lot(s) is two acres or larger in size on a gross acreage basis and is created from a parcel at least 25 acres in size;
4. The property from which the new lot(s) is proposed has been taxed agriculturally for the five years preceding the Minor Subdivision application; and
5. The lot or originating parcel has not previously had a Minor Exemption Subdivision (2010 Code), Simple Minor Subdivision, a Mesa County minor subdivision, and/or Mesa County simple land division approval.

- (B) If the Minor ~~Exemption~~ Subdivision does not comply with the sewer regulations at the time of approval, then the approval shall be a conditional approval requiring the ISDS to be abandoned prior to the end of its useful life if a sewer is constructed either within 400 feet of the lot line of any lot or out lot or out parcel created under the Minor ~~Exemption~~ Subdivision process, or if the ISDS fails, or a sewer improvement district is formed that includes the lot created and any out lot or parcel.

(ii) Review Criteria

The Director shall review the application against the following additional criteria:

- (A) Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);
- (B) The right-of-way shown on the Grand Junction Circulation Plan is not changed;
- (C) If any part of the original parcel has an ISDS, the requirements of GJMC 21.02.040(j)(3)(i) are met; and
- (D) If a new lot(s) is being created, the total number of new lots on the property created through Minor Subdivision within the preceding 10 years does not exceed four.

(iii) Plat Notes

Approved Simple Minor Subdivisions shall include the following plat notes, as applicable:

- (A) "Any additional lot splits are required to be processed through applicable City subdivision processes. The property shown hereon may not be further subdivided without approval of the City in accordance with then applicable law."

(B) "In accordance with a Utility Extension Agreement the City may require any ISDS on the property to be abandoned prior to the end of its useful life if a sewer is constructed within 400 feet of the lot line of any lot created under this Minor Exemption Subdivision process or the ISDS fails or a sewer improvement district is formed that includes the lot."

(4) Post-Decision Actions

The final SimpleMinor Subdivision plat shall be recorded pursuant to GJMC 21.02.040(l)(5)(ii)(F)b.

(5) Lapsing and Extension of Approvals

A SimpleMinor Subdivision shall be recorded within two years of approval or it shall expire.

(6) Effect

Approval of a SimpleMinor Subdivision does not transfer property between the affected property owners. The real estate transfer must be achieved through separate action by all property owners involved.

...

21.02.040 ADMINISTRATIVE APPLICATIONS

...

(f) Comprehensive Plan, Administrative Changes

(1) Purpose

To ensure that administrative changes proposed amendments to the Comprehensive Plan are consistent with the vision, goals, and policies include in the Plan.

...

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

...

(e) Comprehensive Plan Amendment

(1) Purpose

The purpose of this section is to ensure that administrative changes and proposed amendments to the Comprehensive Plan are consistent with the vision, goals, and policies included in the Plan.

...

(f) Conditional Use Permit (CUP)

...

(3) Review Procedures, General

...

(iii) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and shall be noticed pursuant to GJMC 21.02.030(g), unless the application is for a minor expansion or change of a Conditional Use Permit in accordance with GJMC 21.02.050(fg), below.

...

21.03.040 DIMENSIONAL STANDARDS GENERAL RULES AND EXCEPTIONS

...

(e) Setback Exceptions

(2) Permitted Encroachments

...

Table 21.03-4: Permitted Setback Encroachments

Permitted Encroachment	Encroachment into Principal Structure Setback	
	Front or Street Side Setback (max, feet)	Internal or Rear Setback (max, feet)
Site Elements		
...		
Pergolas	Any distance	Any distance
...		

21.03.060 MIXED-USE DISTRICTS

...

(d) Mixed-Use Corridor Light Commercial (MU-2)

...

21.03.080 PUBLIC, PARKS, AND OPEN SPACE DISTRICTS

...

(d) Public, Civic, and Institutional Campus (P-2)

(1) Intent

The P-2 district is intended to allow the creation of mixed-use civic and institutional campuses where housing is provided in support of the other uses on the campus. The P-2 district is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

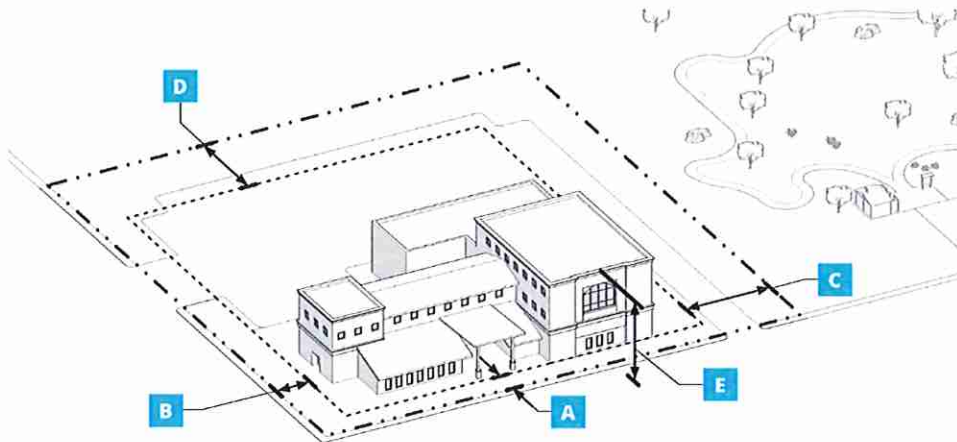
(2) Uses

Permitted principal and accessory uses are identified in GJMC Chapter 21.04.

(3) Dimensions

(i) The following dimensional standards are applicable to development along and within 150 feet of exterior lot lines in the P-2 district:

(A) Structures that are designed for residential use only shall comply with the dimensional standards of the Residential zone district referenced here. Residential development shall comply with the density standards provided for P-2.



Lot Standards	
Residential Standards	
Applicable district standards [1]	RM-8 or RM-12
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot Area (min, ft)	10,000
Lot Width (min, ft)	50
Lot Coverage (max, %)	80
Parking, Loading, Service	
Access and Location	Internal

Building Standards		
Setbacks: Exterior Boundary (min)		
A	Front	20
B	Side	20
C	Side Abutting Residential	20
D	Rear	20
Height (max, ft)		
E	Height	65
	Height Adjacent to Res.	40

(4) District Specific Standards

(i) All structures shall remain on a single lot. Property in a P-2 district may not be subdivided.

...

21.04.020 PRINCIPAL USE TABLE

(e) Use Table

Zone Districts	...	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	...
Residential Uses											
Household Living											
...											
Dwelling, duplex		A								A	
...											
Commercial Uses											
Recreation and Entertainment											
...											
Outdoor entertainment and recreation			A		A	C	C		A	GA	
...											
Industrial Uses											
Manufacturing and processing											
...											
Industrial, light			A	A	A	A	A	A			
Industrial, heavy					A	A	A	A			
...											
Telecommunication											
...											
Tower, Concealed	...	C	GA	C	GA	C	GA	GA			...
...											

...

21.04.030 USE-SPECIFIC STANDARDS

...
(e) Industrial Uses

...
(3) Mini-Warehouse

(i) Uses Permitted

- (A) This use shall not include the sale of any item of personal property or any other type of commercial activity, including such uses as service and repair operations, manufacturing, or truck/equipment rentals, other than the leasing of the units.
- a. Sales incidental to storage use out of the leasing office, such as that of boxes or moving supplies, shall be allowed.
- b. The mini-warehouse owner or operator may provide a moving vehicle for use by lessees provided there are no rentals provided to members of the general public.
- (B) Estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

...
(4) Outdoor Storage, Commercial

- (i) All outdoor storage shall be screened per GJMC 21.05.040(f)(3)21.05.080(b)(3).

...
21.04.040 ACCESSORY USES AND STRUCTURES

...
(c) General Standards for Accessory Uses and Structures

...
(3) Location

In all zone districts, accessory structures shall not be located in the front yard or the exterior side yard of a corner lot unless approved by an Administrative Adjustment in accordance with GJMC21.02.040(c). Accessory dwelling units may be located in the front yard or exterior side yard of a corner lot.

...
(e) Accessory Use-Specific Standards

...
(2) Commercial Uses

...
(iii) Home Occupation, Daycare or Other

...
(B) Prohibited Home Occupations

- ...
a. Occupations that involve highly combustible or hazardous materials ~~or any material~~.
- b. Occupations where the dimensions, power rating, or weight of equipment and tools used exceed that of normal household equipment and tools.

...

21.04.050 TEMPORARY USES AND STRUCTURES

...

(c) All Other Temporary Uses

...

(5) Duration

- (i) Temporary uses shall not exceed 120 calendar days, except as provided herein.
- (ii) A temporary low-traffic storage yard may be permitted in a CG, I-1 or I-2 zone district for up to one year from the date of issuance. One extension of one year may be granted by the Director upon showing of good cause. Any additional extensions may be granted by the Planning Commission. The Planning Commission must find good cause for granting an extension.
- (iii) A winter emergency shelter may be granted an extension of up to 60 days by the Director if unusual and extraordinary weather conditions necessitate its continued operation.
- (iv) No temporary uses shall be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.
- (v) Mobile food vendors are not subject to the 30 day waiting period this standard.

...

21.05.040 RESIDENTIAL COMPATIBILITY STANDARDS

...

(b) Applicability

- (1) The residential compatibility standards in this subsection apply when single-family attached of three units or more, multifamily residential, mixed-use development, or nonresidential development is proposed adjacent to structures in an R-R, R-ER, R-1R, R-2R, RL-4, or RL-5 zone district (protected residential districts).

...

21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS

...

(c) General Standards for all Residential Attached and Multifamily Development

- (1) **Mix of Housing Types.** Developments shall should promote a diverse community through the provision of a variety of housing types, such as a combination of duplex, triplex, four-plex, townhomes, apartments, and single-family units in a range of sizes. Developments are encouraged that are not dominated by a single type of home or dwelling unit.

...

- (4) **Energy Conservation and Site Orientation Guidelines**

- (i) Consideration shall should be given to energy conservation in the building design. Use of solar space or water heating, or use of in-line hot water systems, efficient lighting systems, insulation and other energy efficient techniques are strongly encouraged.

...

(d) Development with Three or More Principal Structures. In addition to GJMC 21.05.050(c), these standards apply to all attached single-family or multifamily developments with three or more principal structures. For example, this would include a development with three rows of townhomes or ~~four~~ three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

...

21.07.040 PRESERVATION OF SIGNIFICANT TREES

...

(d) Preservation Required

- (1) Where significant trees exist on a property, at least one and no less than 30 percent of significant trees shall be preserved during development.
 - (i) Significant trees may be preserved in individual lots or private common areas
 - (ii) Significant trees may also be preserved in land dedicated for public use while still credited to the site tree preservation requirement. Where the value of the land dedication does not meet the minimum assessment requirement of GJMC 21.05.030(a), the valuation of the significant tree shall not be considered separately from or added to the assessment total.
 - (iii) The Developer may request review by the City Forester to determine if well-established, healthy trees under 15" in diameter may be approved for credit towards preservation at an equivalent DBH.

...

21.08.010 OFF-STREET PARKING AND LOADING

...

(d) Parking Credits and Adjustments

...

(2) Alternative Parking Plans

...

(iii) Off-Site Parking

Required off-street parking spaces may be permitted on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards:

(A) Ineligible Activities

Off-site parking may not be used to satisfy the required parking ratios for residential uses (except for guest parking), as well as small retail sales. Required accessible parking spaces may not be located off site.

...

(e) Vehicle Parking Location and Design

...

(4) Pedestrian Crossings

...

- (iii) All parking lots that contain more than two double rows of vehicle parking shall include pedestrian walkways through the parking lot to the principal building entrance or a sidewalk providing access to the principal building entrance. At a minimum, walkways shall be provided for every three driving aisles or at a distance of not more than 150-foot intervals, whichever is less.

...

21.14.010 MEASUREMENTS

...

(c) Lot and Site Measurements

(1) Frontage

- (i) ~~Lot frontage or street frontage~~ is measured as the distance for which a lot abuts a street.
- (ii) ~~Street frontage is measured~~ between side lot lines along the front lot line.
- (iii) When a lot fronts on more than one public street, one side shall may be designated by the property owner or applicant as the front. This will be used for the purposes of determining setbacks, street orientation, and other similar measurements. Where a lot abuts more than two public streets, the applicant and Director will determine location of front and identification of other sides for setback purposes based on existing or anticipated site context.

...

(4) Lot Width

- (i) Lot width is measured ~~between side lot lines along the front lot line.~~ at the front yard setback line between side property lines measured parallel to the street, said property lines or to the tangent of a curved street property line. If side property lines are not parallel, the lot width is the shortest distance between the side property lines.

21.14.020 DEFINITIONS

(a) Rules of Construction

To help interpret and apply this code, the following rules shall apply:

- (1) The particular controls the general;
- (2) The text shall control if there is a difference of meaning or implication between the text and any caption or title;
- (3) The words "shall" and "must" are always mandatory. The words "may" and "should" are permissive and are at the discretion of the decision-maker;
- (4) Words used in the present tense include the future;
- (5) Words in the singular include the plural;
- (6) Words of one gender include all other genders, unless the context clearly indicates otherwise;
- (7) Any term not herein defined shall be as defined elsewhere in the City code or, if not defined elsewhere in the City code, as defined in Webster's New International Dictionary, most recent edition;
- (8) Unless otherwise indicated, the term "days" means calendar days, if the period of time referred to is more than 30 days. If the period of time referred to is less than 30 days, "days" means days when the City is open for business;
- (9) If the last day of a submission date, period or other deadline is a Saturday, Sunday or a holiday recognized by the City, the period shall end on the last business day; and
- (10) Use of words like "City Council," "Planning Commission," "Director," and "Engineer" includes City officials and staff.

(b) Terms Defined

...

Frontage

The frontage of a parcel of land is that distance where a property line is common with a road right-of-way line.

...

Lot Frontage

The distance for which a lot abuts on a street.

...

Lot Width

The horizontal distance measured at the front yard setback line between side property lines measured parallel to the street, said property lines or to the tangent of a curved street property line. If side property lines are not parallel, the lot width is the shortest distance between the side property lines. The distance between side lot lines.

...

Outdoor Entertainment and Recreation

Outdoor facilities, excluding racetracks, for outdoor concerts, amusement parks, miniature golf, drive-in theaters, go-cart tracks, stadiums, and other similar outdoor activities, and that may provide

limited bleacher-type seating for the convenience of users. This use includes facilities for outdoor sports such as private swimming pools, tennis and basketball courts, skate parks, sports fields, and playgrounds/passive recreation. This use includes outdoor wedding venues.

...

Pergola


An open structure usually consisting of parallel colonnades supporting a roof of beams and crossing rafters or trellis work, at least 50% of which is open to the sky.

...

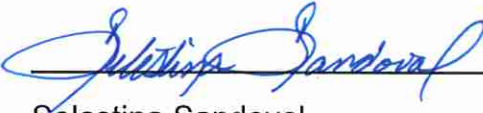
INTRODUCED on first reading this 20th day of November 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of December 2024 and ordered published in pamphlet form.

ATTEST:



Abram Herman
President of the City Council




Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5242 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 November 2024 and 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 December 2024, at which Ordinance No. 5242 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 5th day of December 2024.


Deputy City Clerk

Published: November 23, 2024
Published: December 7, 2024
Effective: January 6, 2025

