

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4141**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT  
CODE TO UPDATE AND CLARIFY CERTAIN SECTIONS OF THE  
CODE AND TO MAKE MINOR CORRECTIONS**

RECITALS:

The City of Grand Junction considers proposed updates and changes to the Zoning and Development Code (Code) on a regular basis to ensure that the Code is addressing development issues in an efficient and effective manner. Certain updates and changes to the Code are desirable to maintain the Code's effectiveness and to ensure that the goals and policies of the Growth Plan are being implemented.

The City of Grand Junction wishes to amend and update various sections of the Code that clarify certain provisions, and to make minor corrections.

The City Council finds that the request to amend the Code is consistent with the goals and policies of the Growth Plan.

The Planning Commission, having heard and considered the request, found the proposed amendments further several goals and policies of the Growth Plan and recommended approval of the proposed revisions to the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ZONING AND DEVELOPMENT CODE BE AMENDED AS FOLLOWS:

**Amend Section 1.11.C as follows (beginning with item #8):**

8. Fee in-lieu of land dedication waiver;
9. Sewer variances; and
10. Street name changes.

**Amend Section 1.15 as follows (beginning with R):**

- R. Development Improvement Agreement; and
- S. Landscaping and/or Irrigation Revocable Permits, including retaining walls that are 4' tall or less.

**Amend Table 2.1 as follows:**

**Amend footnote #1 to read:** Where required a General Meeting with City staff must occur before a development application will be accepted. For all other submittals the checklist will be provided through a Counter General Meeting. At the discretion of the Director, a Counter General Meeting may be substituted for a General Meeting. In addition, a Preapplication Conference with City staff is highly recommended for most subdivisions, multifamily, commercial and industrial projects, as the best way to ensure the success of a project.

**Amend footnote #4 to read:** A neighborhood meeting is required for a Growth Plan amendment, rezoning or zone of annexation to a greater intensity/density.

**Add footnote #4 to mandatory Neighborhood Meeting for the Zoning of Annexation section of the table.**

**Add footnote #10 to read:** Meetings required for a stand alone Growth Plan Amendment, Zoning Map Amendment (Rezone) or Zoning of Annexation request may be held between 180 days and five (5) business days before the application can be submitted.

**Add footnote #10 to mandatory Neighborhood Meeting for the Map Amendments and Zoning Map Amendments sections of the table.**

**Amend the CODE AMENDMENTS section of the table as follows:** Zoning Map Amendments (Rezone)

**Amend Section 2.2.B.1.a as follows (by adding the following to the end of the last sentence): Counter General Meeting.** Submittal checklists for projects that do not require a General Meeting will be provided as a Counter General Meeting. The checklist and packet will be compiled and made available for the applicant. At the discretion of the Director, a Counter General Meeting may be substituted for a General Meeting.

**Amend Section 2.3.B.4.e as follows: Meeting Time and Location.** The applicant must provide a meeting room and must conduct the meeting. Meetings must be held on a weekday evening that is not a holiday beginning between 5:30 PM and 8:00 PM in a location that is accessible to the affected neighborhood. The Director may approve other times and locations. The meeting date, time and location must be approved by the Director. To qualify, a meeting must be held between 180 days and fourteen (14) days before the application can be submitted. Meetings required for a stand alone Growth Plan Amendment, Zoning Map Amendment (Rezone) or Zoning of Annexation request may be held between 180 days and five (5) business days before the application can be submitted.

**Amend Section 3.3.G.3.b to read:** Minimum lot size shall be 4,000 square feet for each single family detached and two family dwellings, and 6,000 square feet for a

duplex and stacked dwelling; . Two family dwellings require that each dwelling unit be located on a separate lot of a minimum of 4,000 square feet per lot.

**Amend Section 3.4.A.5.c to read: Use of Front Yard.** Front yards shall be reserved for landscaping, sidewalks, driveway access to parking areas and signage. Parking for nonresidential uses shall be located outside of the front yard setback area.

**Amend Section 3.6.B.7.f as follows:** If the minimum or maximum density requirements of the zone conflict with the minimum or maximum residential density requirements of the growth plan land use classification see Section 3.6.B.9.

**Amend Section 4.1.J.2.b to read:** Fences in excess of six feet (6') shall be considered a structure and shall comply with the International Building Code and all required setbacks.

**Amend Section 5.4.F.1.a to read:** Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;

**Amend Section 6.2.B.2.i to read:** (1) Any person who applies for a building permit for an impact-generating development shall pay a Transportation Capacity Payment (TCP) in accordance with the most recent fee schedule prior to issuance of a building permit. If any credit is due pursuant to Section 6.2.B.2.i above, the amount of such credit shall be deducted from the amount of the fee to be paid.

**Delete Table 6.2.A in its entirety.**

**Amend Table 6.2.B as follows:** Table 6.2.A.

**Amend first sentence of Section 7.2.H.2.c to read:** Native vegetation to screen and soften the visual impact of the structure; and/or

**Amend Section 9.32, Terms Defined, Dwelling, Stacked to read:** A dwelling containing two (2) single family dwellings on the same lot and separated by a horizontal separation.

Introduced for first reading on this 5<sup>th</sup> day of November, 2007.

PASSED and ADOPTED this 19<sup>th</sup> day of November, 2007.

ATTEST:

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

/s/ Stephanie Tuin  
Stephanie Tuin  
City Clerk