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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, APRIL 8, 2025 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-4-8-25](http://bit.ly/GJ-PC-4-8-25)***

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**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**March 25, 2025, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chairman Scissors.

Those present were Planning Commissioners; Sandra Weckerly, Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Ian Thomas.

Also present were Tamra Allen (Community Development Director), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from March 11, 2025.

*Commissioner Moore moved to approve the Consent Agenda.*

*Commissioner Zyvan seconded; motion passed 6-0.*

**REGULAR AGENDA**

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**1. Trails End Rezone**

**RZN-2024-711**

Consider a request by Jeff Zimmerman of Fort 5 LLC. and Fort 6 LLC., property owners, to zone 1.91 acres from a Planned Development (PD) to Mixed Use Light Commercial (MU-2) located at 651 S. Highway 50.

**Staff Presentation**

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioner Moore asked if the use of the property as a Mobile Home Park was an allowed use in the MU-2 zone district.

Commissioner Weckerly asked why the request was for a rezone instead of an amendment to the existing PD.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 5:45 p.m. on March 25, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed at 5:45 p.m. on March 25, 2025.*

### **Discussion**

Commissioner Zyvan noted for the record that this rezone request was consistent with the 2020 One Grand Junction Comprehensive Plan.

Commissioner Moore added that the rezone was intended to increase density, which was also consistent with the Comprehensive Plan.

### **Motion and Vote**

Commissioner Secrest made the following motion “Mr. Chairman, on the rezone request for the property located at 651 S. Highway 50, City file number RZN-2024-711, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

*Commissioner Zyvan seconded; motion passed 7-0.*

## **2. Zoning and Development Code Amendment – Impact Fees **ZCA-2025-146****

Consider a Request to Amend Certain Sections of Title 21 of the Zoning and Development Code Related to Impact Fees, Fee Credits and Dedications.

### **Staff Presentation**

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Weckerly asked about the increase in the Parks fee and the impact it would have on affordable housing. She asked if the Commission could approve the code text amendments without the language regarding the revised fee table.

Commissioner Zyvan asked about the term “serve” was appropriate in regard to ROW dedication for new developments. He brought up that there were no proposed changes to the review criteria from the Development Fees section of the GJMC, and that they could serve as the guidelines for future discussions on impact fee revisions in lieu of the 5-year timeline.

Commissioner Secrest expressed concerns that removing the 5-year review timeline would reduce or eliminate public input on future impact fee discussions.

Commissioner Herek asked if the Planning Commission would be reviewing the amended impact fee table.

Commissioner Thomas expressed his favor for the additional Active Transportation Corridor dedications being an incentive for impact fee credits.

Vice Chair Scissors asked if there would be a schedule for when impact fees are evaluated if the 5-year timeline is removed.

Commissioner Moore noted that the removal of the 5-year review timeline could ensure that the City wasn't wasting time and resources on impact fee studies that were otherwise unnecessary.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:17 p.m. on March 25, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed a 6:17 p.m. on March 25, 2025.*

### **Discussion**

Discussion ensued about the language of the proposed text amendments, the fee table that would be considered at City Council, and the consequences an impact fee increases might have on housing affordability.

### **Motion and Vote**

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 21 including Sections 21.02 and 21.05 of the Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-146, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with the amendment that impact fees shall be **adjusted** starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, in starting with the amount and **steps** shown in Table 21.02-8 Impact Fee Schedule."

*Commissioner Thomas seconded; motion passed 5-2.*

## **OTHER BUSINESS**

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## **ADJOURNMENT**

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Commissioner Herek moved to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 6:40 p.m.

DRAFT



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** April 8, 2025  
**Presented By:** Tim Lehrbach, Senior Planner  
**Department:** Community Development  
**Submitted By:** Tim Lehrbach, Principal Planner

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### Information

#### **SUBJECT:**

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions

#### **RECOMMENDATION:**

Staff recommends approval.

#### **EXECUTIVE SUMMARY:**

When the Zoning and 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 items pertaining to the Mixed-Use Neighborhood (MU-1) zone district that require clarification or modification to appropriately regulate allowed uses and signs within the district. Additionally, staff has identified two provisions pertaining to the Mixed-Use Downtown (MU-3) zone district that may restrict appropriate development and merit reconsideration.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to better reflect the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning and 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. Items presently under consideration pertain to the Mixed-Use Neighborhood (MU-1) zone district. Additionally, staff has identified two issues pertaining to the Mixed-Use Downtown (MU-3) zone district that may be unnecessarily restricting appropriate development in the district.

One method by which the Zoning and Development Code reduced redundancies and increased regulatory efficiency was by reducing the total number of zone districts throughout the City. This involved eliminating some districts entirely, while others were combined and renamed. Relevant to the issues outlined in this report and the amendments proposed for their resolution, two districts, R-O: Residential – Office and B-1: Neighborhood Business, were combined into a new district called Mixed-Use Neighborhood, MU-1.

The two issues identified and addressed concern allowed retail uses and signs. Combining the R-O and B-1 zone districts into the MU-1 district created conflicts between the effects on development of each previous district and the provisions of the MU-1 district with respect to retail uses and signs.

First, with respect to retail uses, the R-O district did not allow retail uses and limited all allowed uses to a maximum of 10,000 square feet (gross floor area, or GFA). The B-1 district allowed up to 15,000 square feet GFA of retail by right and greater than that by conditional use permit. The Zoning and Development Code adopted in 2023 stratified retail into four uses by floor area: Retail Sales and Service, Small (up to 5,000 square feet GFA), Retail Sales and Service, Medium (5,001-10,000 square feet GFA), Retail Sales and Service, Large (10,001-60,000 square feet GFA), and Retail Sales and Service, Big Box (greater than 60,000 square feet GFA).

The MU-1 district allows only Retail Sales and Service, Small in the Principal Use Table (GJMC 21.04.020). This conflicts with the Building Standards for the MU-1 district provided in the table at 21.03.060(c)(3), which indicates a maximum GFA of 15,000 square feet for “Retail” and does not distinguish between properties formerly zoned R-O (which previously had not allowed retail) and properties formerly zoned B-1.

Neither the limitation of allowed retail uses to Retail Sales and Service, Small, nor the Building Standard’s table’s cap of 15,000 square feet, responds to the need for limiting the presence or scale of retail uses in certain areas zoned MU-1. Properties formerly zoned R-O are residential in character and had not allowed retail uses altogether prior to the application of MU-1 zoning. Instead of a cap on floor area, which may be appropriate to MU-1 areas characterized by mixed-use or commercial development, these areas may require stronger protection against the impacts of retail uses (with their high customer and delivery activity) on adjacent residential uses.

Further, only MU-1 and Mixed-Use Downtown (MU-3) allow Retail Sales and Service, Small without also allowing both Retail Sales and Service, Medium and Retail Sales

and Service, Large. In this respect, the allowance of Retail Sales and Service, Medium, as well as the floor area at which the threshold between Medium and Large is set, are impactful only on these two zone districts. Therefore, a proposed change to the Retail Sales and Service, Medium use (i.e., to allow it in MU-1 and to modify the threshold between Medium and Large) will not result in citywide impacts, intended or otherwise. Second, combining the R-O and B-1 zone districts involved the selection of one set of sign standards to be applied to all properties now zoned MU-1. The more restrictive R-O standards were selected. This selection ensures that formerly R-O zoned properties continue to be allowed only that signage appropriate for the district's residential uses and adjacencies. However, property formerly zoned B-1 had its allowed signage types and area allotments reduced considerably, as described in the table below.

District	B-1	R-O/MU-1
Allowed Sign Types	Façade, flush wall, freestanding, projecting, roof	Flush wall, monument
Location	May be installed anywhere on the site, subject to projection limitations at the right-of-way	10+ feet behind front property line
Total Sign Area Permitted	Façade, flush wall, and roof signs: 2 square feet per linear foot of façade; freestanding signs (per face): 0.75 square feet per 1 foot of frontage (two traffic lanes), 1.5 square feet per 1 foot of frontage (four-plus traffic lanes)	25 square feet per street frontage
Freestanding Sign Height Limits	25 feet (two traffic lanes) or 40 feet (four-plus lanes)	8 feet (monument)
Illumination	Internal/external	External only

The effect of this change is that properties previously zoned B-1 and now zoned MU-1, many of which front Patterson Road, N 12th Street, or other arterial roads, are subject to sign standards which may be unnecessarily restrictive, and which may only be appropriate to formerly R-O zoned properties.

Concurrent to staff and the Planning Commission's review of the issues pertaining to the MU-1 district, staff also brought to the Planning Commission's attention two issues pertaining to development in the Mixed-Use Downtown (MU-3) district.

First, the MU-3 district does not allow the Outdoor Entertainment and Recreation use. This prohibition prevents the establishment of uses which may be appropriate to the downtown environment. Frequently, there are activities typical of Outdoor Entertainment and Recreation occurring as special events and temporary or accessory



uses. Allowing Outdoor Entertainment and Recreation as a primary use may be complementary to these activities and to existing or future allowed uses, such as Indoor Entertainment and Recreation, Bar or Tavern, Brewpub, Distillery Pub, or Limited Winery, and Restaurant.

Second, the MU-3 district includes an accessory structure front setback of 25 feet. Principal structure minimum front, side, and rear setbacks are 0 feet. The absence of principal structure setbacks allows for development which creates an activated streetscape, ensures that the established development which characterizes Main Street and its adjacent blocks is conforming, encourages new buildings and their uses to be located close to the sidewalk, and generates an environment appropriate to the downtown setting which characterizes most of the properties zoned MU-3.

For some properties zoned MU-3, specifically within the Greater Downtown Overlay Core Central Business District, there is a maximum building setback of 2 feet or the mean setback of the immediately adjoining lots on both sides of the subject lot (but in no case greater than 20 feet). There is, however, an allowance for up to a 10-foot front setback if there is a designed function for the space such as limited outdoor display, seating, outdoor dining areas or a small street park, whether for private or public use. Even where the setbacks are most restrictive in favor of minimizing the front setback, it is contemplated that there may be an allowance for certain activities in front of the building. However, the restriction against accessory structures within the front 25 feet limits the ability to implement any “designed function for the space” featuring an accessory structure.

An accessory structure nearer to the street than 25 feet may enhance, rather than be a detriment to, the desired streetscape in certain circumstances, such as when a principal structure is located away from the front lot line or when a principal structure does not occupy the entirety of a street frontage. In these and other cases, allowing for accessory structures within the front 25 feet of a property may present an opportunity for further activation and utilization of the property.

At a Planning Commission workshop on January 23, 2025, the Planning Commission directed staff to respond to these concerns by preparing a draft code text amendment. The analysis on which the text amendment is based is discussed under the Analysis section below.

## **PROPOSED AMENDMENTS**

### *GJMC 21.03.060(c)(3) Mixed-Use Neighborhood (MU-1) – Dimensions*

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that retail uses on properties with a designation containing “Residential” in the title are subject to Conditional Use Permit approval. The Gross Floor Area (maximum, square feet) for Retail is proposed to be struck, as it becomes redundant with the changes to the Principal Use Table and definitions of Retail Sales and Service, Medium and Large described below.

These changes preserve the allowance for retail uses up to 15,000 square feet on properties formerly zoned B-1. While the changes do not fully restore the restriction against retail uses that applied to properties zoned R-O, establishing any such use on such a property would become subject to a quasi-judicial approval process including a neighborhood meeting, neighborhood notice, and a public hearing before a decision is rendered by the Planning Commission, which may be subject to conditions to mitigate adverse impacts. Altogether, the changes preserve flexibility for the MU-1 zone district, while protecting the character of residential uses and neighborhoods within the district.

*GJMC 21.03.060(e)(3) Mixed-Use Downtown (MU-3) – Dimensions*

Staff proposes to modify the table describing Lot Standards, Use Limits, and Building Standards to specify that Outdoor Entertainment and Recreation uses on properties adjacent to a residential zone district are subject to Conditional Use Permit approval. The Conditional Use Permit process ensures that due consideration is given to the potential impacts of these uses on adjacent residents, allowing that the Planning Commission may deny the request if the location or manner of the use is determined to be incompatible or approve it on conditions to mitigate such impacts.

Staff proposes to amend the Accessory Structure front setback from 25 feet to 0 feet. The change provides greater flexibility to properties within the district to activate the streetscape by placing compatible accessory structures in front of or adjacent to principal structures. Existing language requiring that parking, loading, and service areas be located to the side or rear of a property ensures that inappropriate structures or activities will remain away from the front lot line, behind or adjacent to principal structures.

*GJMC 21.04.020(e) Principal Use Table*

Staff proposes to add Outdoor Entertainment and Recreation as an allowed or conditional use (as specified in the MU-3 dimensions table) in the MU-3 zone district. This enables the establishment of uses that are complementary to existing and allowed uses in the downtown. The Conditional Use Permit requirement protects against the establishment of uses that are not complementary to or compatible with residential zone districts which are adjacent to MU-3.

Staff proposes to modify the status of Retail Sales and Service, Small from Allowed to Allowed/Conditional in the MU-1 zone district and to apply the same status to Retail Sales and Service, Medium. As described above, the distinction between the Allowed and Conditional use will be the Comprehensive Plan land use designation of a subject property.

*GJMC 21.10.080(c) Sign Standards by Zone District – MU-1 District*

Staff proposes to modify the General statement leading the subsection governing signs in the MU-1 zone district to clarify that the regulations apply only to properties within the MU-1 zone district with a designation including “Residential” in the title, while referring properties in the district with any other designation to the standards applicable to all other mixed-use and industrial zone districts at GJMC 21.10.080(d).

*GJMC 21.14.020(b) Measurements and Definitions – Terms Defined*

Staff proposed to modify the definitions of Retail Sales and Service, Medium and Retail Sales and Service, Large to change the threshold between them from 10,000 square feet gross floor area to 15,000.

**NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on March 29, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between April 1 and April 7, 2025 through the GJSpeaks platform.

**ANALYSIS**

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

**(A) Consistency with Comprehensive Plan**

*The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.*

The proposed amendments to the 2023 Zoning & Development Code are generally consistent with the Comprehensive Plan.

Plan Principle 2, Goal 3, Strategy f. provides direction to “[c]ontinue to identify and pursue ways to reduce barriers to entry for new businesses.” The proposed amendments reflect the intention of staff and the Planning Commission to reverse some effects of the 2023 Zoning and Development Code adoption on allowed uses and sign regulations in the MU-1 zone district, particularly in those areas of the MU-1 district designated by the Comprehensive Plan to be Mixed Use or Commercial. The proposed amendments applicable to the MU-3 zone district introduce a new allowed use, Outdoor Entertainment and Recreation, which complements existing and allowed uses in the greater downtown area. The reduction of accessory structure front setbacks from 25 feet to 0 feet provides greater flexibility in site design and removes the restriction preventing a structure from serving a “designed function for the space [in front of a building]” contemplated by the standards applicable to at least a portion of the areas within the MU-3 district.

Plan Principal 4, Goal 1, Strategy a.i. provides that “[z]oning standards for Downtown are designed to bring buildings to the sidewalk,” which is promoted by the allowance for any structure, including an accessory structure, to be located at the front lot line in the MU-3 district.

Plan Principal 4, Goal 1, Strategy f. provides direction to “[s]trengthen Downtown’s role as the region’s center for culture and arts by enhancing and promoting arts, music,

culture, heritage, and historic preservation.” The related Goal 3, Strategy b. seeks to “broaden the range of tourism, arts, entertainment, and experiential uses that appeal to a more diverse demographic.” The proposed allowance for Outdoor Entertainment and Recreation within the MU-3 district removes a barrier to concentrating and diversifying arts and entertainment related uses in the downtown. Presently, Outdoor Entertainment and Recreation is an allowed use in the Mixed-Use Light Commercial (MU-2) zone district, which is found outside of the downtown predominantly on major thoroughfares. Achieving parity in the allowance for this use ensures that the Zoning and Development Code does not result in directing entertainment uses away from the downtown, contrary to the Comprehensive Plan.

Plan Principle 5, Goal 3, Strategy d. provides direction to “promote land use patterns that provide neighborhoods with local services and gathering places, including parks, grocers, and cafes.” Whereas the 2023 Zoning and Development Code’s effective reduction in permitted retail space from 15,000 to 5,000 square feet may inhibit the location of retailers, including grocers, in the residential-adjacent and neighborhood-serving MU-1 zone district, an effective maximum floor area of 15,000 square feet allows for the establishment of a small-footprint grocery store or neighborhood market, among other retail uses. Likewise, the proposed allowance in the MU-3 zone district for Outdoor Entertainment and Recreation uses encourages the creation of gathering places that may include outdoor performance venues, privately owned and operated parks, or arts displays.

Plan Principle 7, Goal 4, Strategy c. promotes “the inclusion of art within private development where appropriate.” Allowing Outdoor Entertainment and Recreation uses in appropriate zone districts, including MU-3, enables the establishment of principal arts uses including outdoor art displays as well as principal entertainment or recreation uses, which are enhanced by the inclusion of art. More specifically, Strategy h. calls for “venues for music and performing arts,” which is supported both by allowing Outdoor Entertainment and Recreation and by increased site design flexibility for the placement of accessory structures.

Staff finds that this criterion has been met.

#### **(B) Consistency with Zoning and Development Code Standards**

*The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.*

The proposed amendments to the Zoning and Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code.

Rather, the proposed amendments concerning Retail Sales and Service uses remove a conflict between the MU-1 zone district standards, which suggest a maximum retail floor area of 15,000 square feet, and the principal use table, which limits MU-1 to Retail Sales and Service, Small, which has a maximum of 5,000 square feet.

Amendments applicable to the MU-3 zone district do not create any conflicts and are consistent with other provisions applicable to properties within the district.

Staff finds that this criterion has been met.

**(C) Specific Reasons**

*The proposed Code Text Amendment shall meet at least one of the following specific reasons:*

- a. To address trends in development or regulatory practices;*
- b. To expand, modify, or add requirements for development in general or to address specific development issues;*
- c. To add, modify or expand zone districts; or*
- d. To clarify or modify procedures for processing development applications.*

The proposed amendments modify requirements for development in general and address specific development issues. Staff and the Planning Commission have identified challenges to new and existing development in the Zoning and Development Code's standards applicable to signs in the MU-1 zone district, to accessory structures in the MU-3 zone district, and to allowed uses in both districts.

The proposed amendments address the identified issues by distinguishing between land use designations in apply allowances and standards applicable to retail uses and signs in the MU-1 zone district, and by removing impediments to appropriate uses and development in the MU-3 zone district. Specific reason b is therefore met.

Therefore, staff finds that this criterion has been met.

**RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, staff recommends approval.

**SUGGESTED MOTION:**

Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-187 as set forth in the proposed Draft Ordinance attached to the staff report and incorporated herein, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

## **Attachments**

1. Draft Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING ZONE DISTRICT AND DIMENSIONAL STANDARDS, USE STANDARDS, AND SIGN STANDARDS**

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 items that presents 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):**

...

...

## 21.03.060 MIXED-USE DISTRICTS

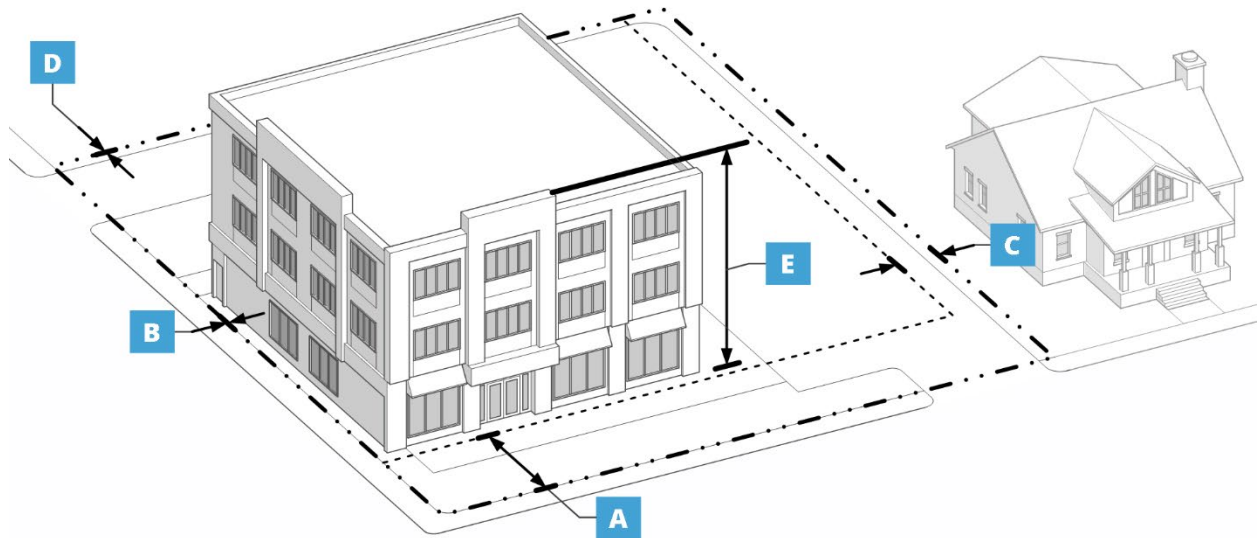
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### (c) Mixed-Use Neighborhood (MU-1)

...

#### (3) Dimensions

- (i) The following dimensions apply in the MU-1 zone district as follows:
  - (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 MU-1.
  - (B) Structures that are either mixed-use or nonresidential shall comply with the dimensional standards for MU-1 provided here.





Lot Standards	
Residential Standards	
Applicable district standards [1]	RM-8 or RM-12
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot Area (minimum, feet)	4,000
Lot Width (minimum, feet)	50
Lot Coverage (maximum)	70%
Parking, Loading, Service	
Access and Location	Side or Rear
Use Limits	
<del>Outdoor uses are not allowed on residential-only lots</del>	
<u>Retail uses require a Conditional Use Permit on lots with a Comprehensive Plan land use designation including "Residential" in the title</u>	
Notes: [1] Either district may be chosen at rezoning; the chosen district shall be applied consistently.	

...

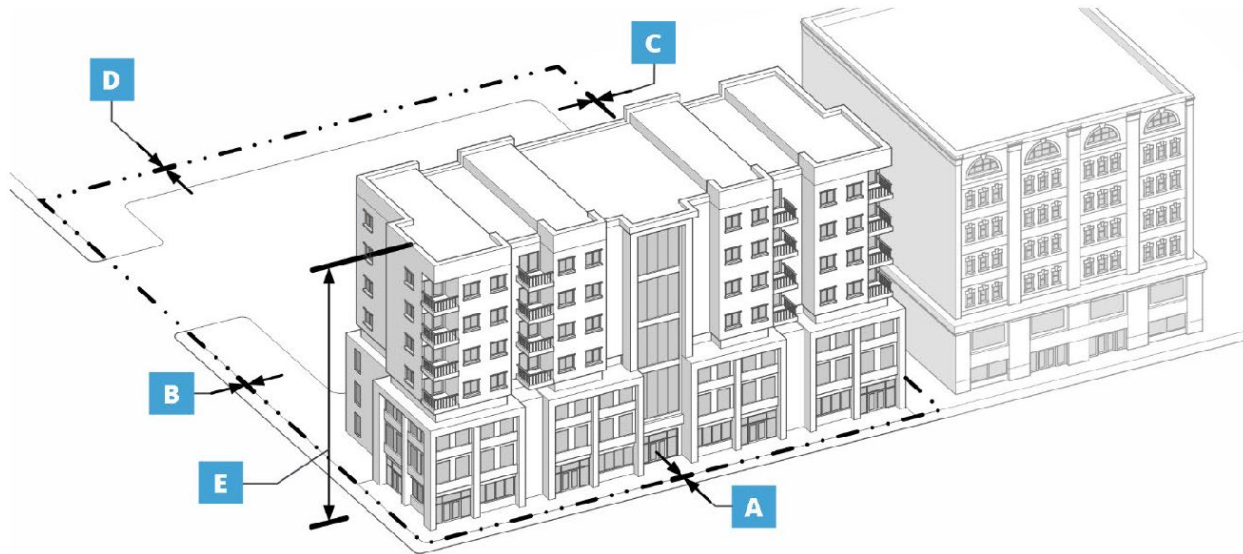
Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	15
B	Side	0
D	Rear	10
Setbacks: Accessory Structure (minimum)		
	Front	25
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	40
Gross Floor Area (maximum, square feet)		
	<del>Retail</del>	15,000
	Office	30,000

**(e) Mixed-Use Downtown (MU-3)**

...

**(3) Dimensions**

- (i) The following dimensions apply in the MU-3 zone district as follows:



Lot Standards	
Residential Standards	
Minimum Density	8 du/acre
Mixed-Use Lot Standards	
Lot area (minimum, feet)	n/a
Lot width (minimum, feet)	n/a
Lot coverage (maximum)	100%
Parking, Loading, Service	
Access: alley where available, otherwise side or rear	
Location: side or rear	
Use Limits	
<u>Outdoor Entertainment and Recreation uses require a Conditional Use Permit on lots adjacent to a residential zone district</u>	

Building Standards		
Setbacks: Principal Structure (minimum)		
A	Front	0
B	Side	0
D	Rear	0
Setbacks: Accessory Structure (minimum)		
	Front	25 0
	Side	0
	Rear	0
Height (maximum, feet)		
E	Height	80

## 21.04.020 PRINCIPAL USE TABLE

### (e) Use Table

Table 21.04-1: Principal Use Table A = Allowed Use C = Conditional Use A/C = Allowed or Conditional (refer to Use-Specific Standards) For accessory use regulations, see Table 21.04-2 in §						
Zone Districts	...	MU-1	...	MU-3	...	Use-Specific Standards
Commercial Uses						
Recreation and Entertainment						
...						
Outdoor entertainment and recreation				A/C		21.03.060(e)(3) (MU-3)
...						
Retail Sales						
...						
Retail sales and service, small		A/C		A		21.03.060(c)(3) (MU-1)
Retail sales and service, medium		A/C		A		21.03.060(c)(3) (MU-1)
...						

...

## 21.10.080 SIGN STANDARDS BY ZONE DISTRICT

...

### (c) MU-1 District.

- (1) General. The MU-1 zone district provides a transition from residential to commercial development, and consequently requires Those properties within the MU-1 zone district which have an underlying land use designation including "Residential" in the title are frequently developed with existing residences or are adjacent to residences and require more restrictive sign regulations to maintain compatibility. The standards within this subsection apply only to properties within the MU-1 zone district land use designation with "Residential" in the title. For standards applicable to properties within the MU-1 zone district with a Mixed Use, Commercial, or other land use designation, refer to GJMC 21.10.080(d).

## 21.14.020 DEFINITIONS

...

*Retail sales and service* means establishments engaged in selling, leasing, or renting goods or merchandise to the general public for personal or household consumption including, but not limited to antiques, art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, hardware, home improvements, household products, jewelry, pet food, pharmaceuticals, printed material, and sporting goods, and rendering services incidental to the sale of such goods.

*Retail sales and service, small* means a facility or establishment with up to 5,000 square feet of gross floor area.

*Retail sales and service, medium* means a facility or establishment with more than 5,000 square feet ~~between 5,001 and up to 15,000~~ ~~10,000~~ square feet of gross floor area.

*Retail sales and service, large* means a facility or establishment with more than 15,000 square feet ~~between 10,001 and up to~~ 60,000 square feet of gross floor area.

*Retail sales and service, big box* means a facility or establishment with more than 60,000 square feet of gross floor area.

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**INTRODUCED** on first reading this 16<sup>th</sup> day of April 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 7<sup>th</sup> day of May 2025 and ordered published in pamphlet form.

ATTEST:

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Abram Herman  
President of the City Council

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Selestina Sandoval  
City Clerk