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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, JUNE 10, 2025 - 5:30 PM  
*Attend virtually:* [bit.ly/GJ-PC-6-10-25](http://bit.ly/GJ-PC-6-10-25)**

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

**Consent Agenda**

1. Minutes of Previous Meeting(s)
2. Consider a request to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

**Regular Agenda**

1. Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Definitions And Regulations Related To Household Size, Occupancy Limits, And Group Living Facilities

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**May 27, 2025, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chairman Teske.

Those present were Planning Commissioners; Ken Scissors, Sandra Weckerly, Ian Moore, Robert Quintero, and Ian Thomas.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

*Commissioner Moore nominated Commissioner Scissors for the Chairman of the Planning Commission.*

*Chairman Teske moved to elect Commissioner Scissors as Chairman.  
Commissioner Quintero seconded; motion passed 5-0.*

*Commissioner Moore nominated Commissioner Quintero for the Vice Chairman of the Planning Commission.*

*Commissioner Teske nominated Commissioner Quintero as Vice Chairman.  
Commissioner Scissors seconded; motion passed 5-0.*

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from April 22, 2025.

**2. Grand West Utility Easement Vacation**

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Consider a request to vacate a 15-foot drainage, landscape, and utility easement on a 17.54-acre parcel located at 2980 Highway 50. RESCHEDULED TO JUNE 10

*Commissioner Thomas moved to approve the Consent Agenda.*

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

**REGULAR AGENDA**

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**1. 30 Road Retail/Office/Storage CUP**

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**CUP-2025-88**

Consider a request for a Conditional Use Permit (CUP) for a proposed 6,000 sf Retail and 60,820 sf Mini-Warehouse on a 4.20-acre portion of the property located at 492 30 Road in a MU-1 (Mixed-Use Neighborhood) zone district.

### **Staff Presentation**

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Markus Jones with Summit Point Partners LLC gave a brief presentation with renderings of what the development could look like.

### **Questions for Staff**

Commissioner Moore asked why the Conditional Use Permit was required and under what circumstances the CUP would expire or be revoked.

Chairman Scissors asked how the property could be zoned MU-1 if the future landuse was Commercial. He asked why the property was zoned MU-1 instead of MU-2 or MU-3.

Commissioner Weckerly clarified that the legacy B-1 zone district was combined with the legacy R-O zone district to create the current MU-1 zone district. She added that mini-warehouse is an allowed use in the Residential High zone districts.

Commissioner Quintero asked when the zoning code was updated.

Commissioner Thomas asked if the property could be redeveloped as a residential use in the future.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

*There were no public comments.*

*The public comment period was closed at 6:04 p.m. on May 27, 2025.*

*The Public Hearing was closed at 6:04 p.m. on May 27, 2025.*

### **Discussion**

Commissioner Quintero stated his approval of the proposed development.

### **Motion and Vote**

Commissioner Moore made the following motion "Mr. Chairman, on the Summit Point Partners LLC request for a CUP, file number CUP-2025-88, I move that the Planning Commission approve the Conditional Use Permit for Summit Point Partners LLC with the Conditions of Approval and Findings of Fact listed in the staff report."

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

2. **377 28 Rd Annexation**

**ANX-2024-437**

Consider a request by Wendi Gechter IRA to zone 5.58 acres from County I-2 (General Industrial District) to City I-1 (Industrial Light) located at 377 28 Road.

*Commissioner Teske recused himself from deliberating on this item.*

**Staff Presentation**

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioner Moore asked if the rezone would be a subsequent item once the property was annexed.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

*There were no public comments.*

*The public comment period was closed at 6:15 p.m. on May 27, 2025.*

*The Public Hearing was closed at 6:15 p.m. on May 27, 2025.*

**Discussion**

Commissioner Quintero spoke in favor of the zone of annexation.

**Motion and Vote**

Commissioner Quintero made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at 377 28 Road, City file number ANX-2024-437, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

*Commissioner Thomas seconded; motion passed 5-0.*

3. **Zoning & Development Code Amendments - Q2 2025**

**ZCA-2025-306**

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Transitional Provisions, Administration And Procedures, Use-Specific Standards For Community Assembly, Short-Term Rentals, And Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Residential Attached And Multifamily Design Standards, Bicycle Parking And Storage, Public Right-Of-Way Landscaping, And Lighting Height Standards.

## **Staff Presentation**

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

## **Questions for Staff**

There was discussion about the proposed revisions to the ADU design standards.

Commissioner Moore asked if the revisions to the landscape requirements allowed developers to supersede the City on landscaping in the public right-of-way.

Commissioner Teske asked for clarification on why the shared driveway language for STRs was proposed to be removed. He asked for clarification on the meaning of “minimum access” within the Multimodal Transportation Systems language. He indicated that the language for the Bicycle Parking and Storage revisions was unclear in regard to minimum sidewalk width. He inquired about the “and/or” for the ROW landscaping revisions.

Commissioner Weckerly asked if the “may” within the Landscape code revisions applied to the City’s or the developer’s discretion. She stated that she thought the bulk storage requirements for multifamily development had been removed in previous discussions.

## **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

*There were no public comments.*

*The public comment period was closed at 7:07 p.m. on May 27, 2025.*

*The Public Hearing was closed at 7:07 p.m. on May 27, 2025.*

## **Discussion**

Discussion ensued about which code text amendments required further consideration and how to revise any subsequent motions.

Niki Galehouse stated for the record the changes being made to the amendments, including:

*Strike “the design and construction material of the ADU shall be complementary to those of the principal structure” and remove the addition of new language there.*

*For the External Streets for Multimodal Transportation Systems, I will be adding Section A and striking the reference to TEDS which defines minimum access as otherwise defined in Section A.*

*For the Bicycles, I have adjusted the underlined Number 2 to “accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this code and any applicable overlays”.*

### **Motion and Vote**

Commissioner Teske made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-54, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report subject to the amendments just described to us by Mrs. Galehouse on the record and tabling bulk storage.”

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

### **OTHER BUSINESS**

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### **ADJOURNMENT**

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Commissioner Quintero moved to adjourn the meeting.  
*The vote to adjourn was 5-0.*

The meeting adjourned at 7:18 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** June 10, 2025  
**Presented By:** Thomas Lloyd, Senior Planner  
**Department:** Community Development  
**Submitted By:** Thomas Lloyd, Senior Planner

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### Information

#### **SUBJECT:**

Consider a request to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

#### **RECOMMENDATION:**

Staff recommends conditional approval of the request.

#### **EXECUTIVE SUMMARY:**

The applicant, Grand West Holdings #1, LLC is requesting to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685. The applicant is requesting the full vacation of these easements to develop a RV park and campground on the site.

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

##### **BACKGROUND**

The subject vacation area of the easements are shown as the Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape

Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685.

The easements to be vacated were dedicated in 1981 as part of the Orchard Mesa Properties – Phase One Subdivision, in 1997 as part of the Orchard Mesa Properties Phase 2 Subdivision, and in 2000 as part of the Orchard Mesa Properties Phase 3 Subdivision. The easements to be vacated range from 7.5 ft in some areas to 15 ft. The applicant is requesting the easements to be vacated in anticipation of developing an RV park and campground on the site. The applicant would like to vacate the drainage, utility, and landscaping easements for multiple reasons. First, they will be vacating the drainage, utility, and landscaping easements on the periphery of the property because they will be dedicating a multipurpose easement in its place. Second, they are requesting to vacate the drainage, utility, and landscaping easement that bisects the property so they don't have to build around the easement for their campground design. The Simple Subdivision and Major Site Plan are running concurrently with this vacation request.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting is required for a vacation of an easement request pursuant to Section 21.02.030(c) of the Zoning and Development Code. A Neighborhood Meeting was held virtually on May 21st at 5:30 pm. City Staff and the applicant's representatives were in attendance. No members of the public attended..

Notice was completed consistent with the provisions in Section 21.02.30(g) of the Zoning and Development Code. The subject property has been posted with an application sign. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property on May 30, 2025. The notice of this public hearing was published May 31, 2025, in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The criteria for review are set forth in Section 21.02.050(p). The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

### **A. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;**

The request to vacate the above referenced drainage, utility, and landscaping easements does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan, or the other adopted plans and policies of the City. Vacation of these easements will have no impact on public facilities or services provided to the general public, demonstrated by no objection to the request by the public utility beneficiaries of the referenced easements.

Further, the applicant requests the vacation to facilitate future development of the site. Since the easements run through a large portion of the property, removing the

easements maximizes the amount of land that can be used for future commercial development. As a Mixed-Use Light Commercial zoned property, there are a wide variety of uses that could develop on this property. The vacation request is consistent with the following goals and policies of the comprehensive plan:

- Plan Principle 2.1.a – Economic Diversity: Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuations and evolution.
- Plan Principle 2.4.b – Outdoor Recreation Tourism: Leverage Grand Junction’s location for outdoor recreation opportunities.
- Plan Principle 3.2 – Underutilized Properties: Support the use of creative strategies to revitalize vacant or underutilized properties.

Therefore, staff has found the request consistent with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City and therefore, this criterion has been met.

**B. No parcel shall be landlocked as a result of the vacation;**

The existing drainage, utility and landscaping easements to be vacated are not needed to provide access to the subject or any property. Utility easements are generally established to provide space for underground utilities and the maintenance of utilities. Therefore, staff has found that this criterion has been met.

**C. Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;**

This vacation request does not impact access to any parcel and as such, staff finds this criterion has been met.

**D. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and**

The existing drainage, utility, and landscaping easements to be vacated were granted to public utilities in 1981 as part of the Orchard Mesa Properties – Phase One Subdivision, in 1997 as part of the Orchard Mesa Properties Phase 2 Subdivision, and in 2000 as part of the Orchard Mesa Properties Phase 3 Subdivision. The easements have no utilities present in them. City Development Engineering, City Utilities, Ute Water, Xcel Energy, and Orchard Mesa Irrigation District have no objection to the proposed vacation. Vacation of the easements will clean up an unnecessary encumbrance on the property that is not needed by public utilities. Services to the existing and future properties by utilities will be accomplished by MPEs along street frontages and the City Right of Way. There is no longer any need for these utility easements. Staff finds that this criterion has been met.

**E. The provision of adequate public facilities and services to any property as**

**required in GJMC 21.05.020 shall not be inhibited by the proposed vacation.**

The proposed public utility easement vacation will not impact public facilities or services because there are no public facilities or services located in the utility easements to be vacated. Future services on the property are proposed to be located in the area where a new multipurpose easement shall be granted on the future plat. Staff has found that this criterion has been met.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Grand West Easement Vacation, VAC-2024-548, located on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685, the following findings of fact have been made with the recommended conditions of approval:

The request with the following conditions conforms with Section 21.020.050(p) of the Zoning and Development Code.

Therefore, Staff recommends the approval of the requested vacation with the following conditions:

1. The applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The vacation shall not be effective until the Simple Subdivision, File #SSU-2024-509, is recorded.
3. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

### **SUGGESTED MOTION:**

Mr. Chairman, on the Grand West Easement Vacation request, located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685, City File number VAC-2024-548, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

### **Attachments**

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map

3. Exhibit 3 - Legal Description and Exhibit
4. Exhibit 4 - Easements to be Vacated
5. Draft Resolution

## Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Easement

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Proposed Land Use Designation: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

### Property Information

Site Location: 2980 HIGHWAY 50 Grand Junction, CO 81503

Site Acreage: \_\_\_\_\_

Site Tax No(s): 2943-324-11-007

Site Zoning: MU-2

Project Description: Vacation of public utility easements

### Property Owner Information

Name: GRAND WEST HOLDINGS #1

Street Address: 8376 N Via Ln

City/State/Zip: Scottsdale, AZ 85258

Business Phone #: 719-491-4687

E-Mail: davesolon@gmail.com

Fax #: \_\_\_\_\_

Contact Person: Dave Solon

Contact Phone #: \_\_\_\_\_

### Applicant Information

Name: GRAND WEST HOLDINGS #1

Street Address: 8376 N Via Ln

City/State/Zip: Scottsdale, AZ 85258

Business Phone #: 719-491-4687

E-Mail: davesolon@gmail.com

Fax #: \_\_\_\_\_

Contact Person: Dave Solon

Contact Phone #: \_\_\_\_\_

### Representative Information

Name: Mesa Planning

Street Address: 405 25 Rd.

City/State/Zip: Grand Junction, CO

Business Phone #: 970-316-1596

E-Mail: ty@mesaplanning.com

Fax #: \_\_\_\_\_

Contact Person: Ty Johnson

Contact Phone #: 970-316-1596

**NOTE: Legal property owner is owner of record on date of submittal.**

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Ty Johnson

Date: 08/15/2024

Signature of Legal Property Owner: Dave Solon

Date: 08/15/24

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) GRAND WEST HOLDINGS #1 LLC ("Entity") is the owner of the following property:

(b) 2980 HIGHWAY 50 Grand Junction, CO 81503

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager/Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Easement Vacation

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: David Solon

Printed name of person signing: David Solon

State of AZ

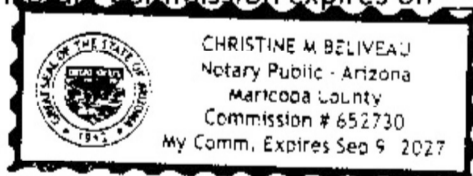
County of Maricopa ) ss.

Subscribed and sworn to before me on this 16 day of August, 2024

by David Solon

Witness my hand and seal.

My Notary Commission expires on 9.9.2027



[Signature]  
Notary Public Signature

**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

<b>State Documentary Fee</b> <b>Date: March 29, 2016</b> <b>\$ 387.50</b>
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**THIS DEED, made on March 29, 2016 by JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN** Grantor(s), of the State of **COLORADO** for the consideration of **(\$3,875,000.00) \*\*\* Three Million Eight Hundred Seventy Five Thousand and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906**, State of **COLORADO**, the following real property in the County of Mesa, and State of Colorado, to wit:

**LOT 1 IN ORCHARD MESA PROPERTIES PHASE 3, COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **2980 HIGHWAY 50 GRAND JUNCTION CO 81503**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years.

**JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY**

BY: **MATTHEW R. CRADDOCK, AUTHORIZED AGENT**

*Carol Janice Friedlander*  
**CAROL JANICE FRIEDLANDER**

*Cynthia Gail Kristensen*  
**CYNTHIA GAIL KRISTENSEN**

State of **COLORADO**

)  
) ss.

County of **EL PASO**

)

The foregoing instrument was acknowledged before me on this day of **March 29**, 2016 by **MATTHEW R. CRADDOCK AS AUTHORIZED AGENT OF JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.**

Witness my hand and official seal.

My commission expires

<b>DIXIE POWERS</b> <b>NOTARY PUBLIC</b> <b>STATE OF COLORADO</b> <b>NOTARY ID 19904011347</b> <b>MY COMMISSION EXPIRES 09/11/2018</b>
--

*Dixie Powers*  
\_\_\_\_\_  
Notary Public

When Recorded Return to: **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906**

ACKNOWLEDGEMENT TO SPECIAL WARRANTY DEED

ADDRESS: 2980 HIGHWAY 50 GRAND JUNCTION CO 81503

State of COLORADO

)  
)ss  
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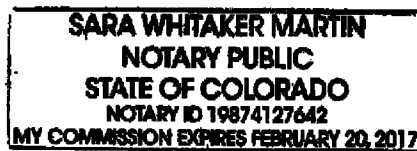
County of DOUGLAS

The foregoing instrument was acknowledged before me on this day of March 29, 2016 by CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN.



Notary Public

My commission expires: 2/20/2017



## STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity<sup>1</sup> named  
Grand West Holdings #1 LLC  
 and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172 C.R.S.
2. The type of entity is a:  
☐ trust  
☐ nonprofit corporation  
☒ limited liability company  
☐ general partnership  
☐ limited partnership  
☐ registered limited liability partnership  
☐ registered limited liability limited partnership  
☐ limited partnership association  
☐ government or governmental subdivision or agency  
☐ corporation
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 8376 N Via Linda, Scottsdale, AZ 85258
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is  
David Solon
6. The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited  
 as follows: \_\_\_\_\_
7. Other matters concerning the manner in which the entity deals with interests in real property:  
 \_\_\_\_\_

Executed this 19<sup>th</sup> of July, 2024 David Solon  
 Signature

Signature

Arizona  
 STATE OF COLORADO  
 COUNTY OF Maricopa } ss:

The foregoing instrument was acknowledged before me this 19 day of July 2024  
 by David Solon

Witness my hand and official seal.

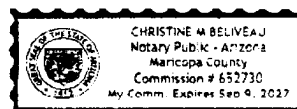
My commission expires: 9.9.2027

Notary Public

<sup>1</sup>This form should not be used unless the entity is capable of holding title to real property

<sup>2</sup>The absence of any limitation shall be prima facie evidence that no such limitation exists

<sup>3</sup>The statement of authority must be recorded to obtain the benefits of the statute



**Project:** Grand West Easement Vacation

**Address:** 2980 HWY 50

**City Project Number:** TBD

**Representative:** Mesa Planning

**Date:** August 21, 2024

## **General Project Report**

### **Project Description**

The subject property is approximately 17.25 acres in size and is located at 2980 HWY 50. The property currently has the Kia car dealership on the west side and a proposed RV Park on the eastern side. There is also currently a simple subdivision application under review with the City to split the lot into two lots.

This application is submitted to request that the City Vacate all of the “Public Utilities” Easements on Lot 1 of Orchard Mesa Properties Phase 3, Reception Number 1952685. These easements include the “Public Utilities” easements shown on the plat of Orchard Mesa Properties Phase I (Reception Number 1264371), and those Shown on the plat of Orchard Mesa Properties Phase 3, (Reception Number 1952685). We also request the City vacate all of the “Public Utilities” easements on the plat of Orchard Mesa Properties Phase II (1813744), that fall within the boundary of the current property (Lot 1 of Orchard Mesa Properties Phase 3).

### **Project Compliance, Compatibility, and Impact**

#### **Adopted Plans and/or Policies**

The subject property is designated as a commercial in the future land use map of the comprehensive plan. The commercial land use designation is intended for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region. The proposed development is supported by the following goals and objectives of the Comp Plan:

Plan Principle 2: Resilient and Diverse Economy

Policy 1. Foster a vibrant, diverse, and resilient economy

Policy 1-A: Economic Diversity Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuation and evolution.

Policy 1-B: Employment Base Continue to collaborate with local and regional partners to

expand the community's economic base and primary job creation by focusing on retention, expansion, incubation, and recruitment efforts that create jobs and import income or dollars to the community, particularly businesses in targeted industries.

Policy 1-G: Sales and Tax Revenue Partner in supporting programs that encourage residents to spend retail dollars locally before looking elsewhere for goods and services. Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation, specifically focused on increasing retail sales inflow and reducing retail sales leakage.

Policy 3. Promote Business Growth for a Diverse and Stable Economic Base.

Policy 3-E. Business Retention and Attraction. Support economic development partners to encourage the retention and expansion of existing businesses and industries and the establishment of new businesses in industries that support City initiatives, especially those that offer a livable wage.

Policy 3-F. Barriers. Continue to identify and pursue ways to reduce barriers to entry for new businesses.

Plan Principle 3: Responsible and Managed Growth

Limited Supply of Land: The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

Plan Principle 3: Responsible and Managed Growth

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

### **Zoning & Surrounding Land Use**

The subject property is adjacent to single-family residential to the north and south, commercial to the west, and agricultural/open space to the east.

### **Availability of Utilities and Unusual Demands**

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Utility providers for the site are as follows:

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: City of Grand Junction
- Gas: Xcel

## Approval Criteria

Section 21.02.050(o)(2)(iii)(B) states that the Planning Commission shall recommend to and the City Council shall decide on all other request in light of the following criteria:

- a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

**Response:** The requested vacation is in conformance with the Comp Plan, Grand Junction Circulation Plan, and other adopted plans and policies. Vacating this easement allows the applicant to clean up the property so that they don't inhibit future development. Additionally, the property currently has a simple subdivision application under review which will create multi-purpose easements dedicated to the City that will be located in preferable locations along street frontages.

- b. No parcel shall be landlocked as a result of the vacation;

**Response:** No parcel will be landlocked if this vacation is approved.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

**Response:** This vacation, if approved, will not result in access to any parcel being restricted to the point where access is unreasonable, economically prohibitive, or devaluing of any property.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

**Response:** This vacation, if approved, will not result in adverse impacts on health, safety, or welfare. Vacation of this easement will clean up the property and ensure services to existing and future properties will be located in MPEs along street frontages.

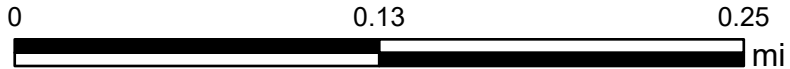
- e. The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation; and

**Response:** Public facilities and services are in place to serve this property. The proposed RV Park will extend a fire water line in 30 Rd. which will ensure adequate fire protection coverage is provided for the entire subject parcel.

- f. The proposal shall not hinder public and City functions.

**Response:** Vacation of this easement, if approved, will not hinder any public or City functions.

# Site Map



Printed: 5/9/2025  
1 inch equals 0 miles  
Scale: 1:4,172  
Packet Page 21

# Exhibit A

## Easement Vacation Description Drainage, Utility & Landscape Easements

All of the Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371.

TOGETHER WITH;

All of the 15 Drainage Utility & Landscape Easements on Lot 1 of Orchard Mesa Properties Phase II, Reception Number 1813744.

Also Together with that portion of the Drainage Utility & Landscape Easements shown on Lot 2 of Orchard Mesa Properties Phase II, Reception Number 1813744 more particularly described below;

Commencing at the Center East 1/16 corner of Section 32, whence the East 1/4 corner of Section 32, Township 1 South Range 1 East bears N89°48'47"E, with all bearings being relative thereto; thence N89°48'47"E a distance of 205.86 feet; thence S00°07'04"E a distance of 220.78 feet, to the Point of Beginning:

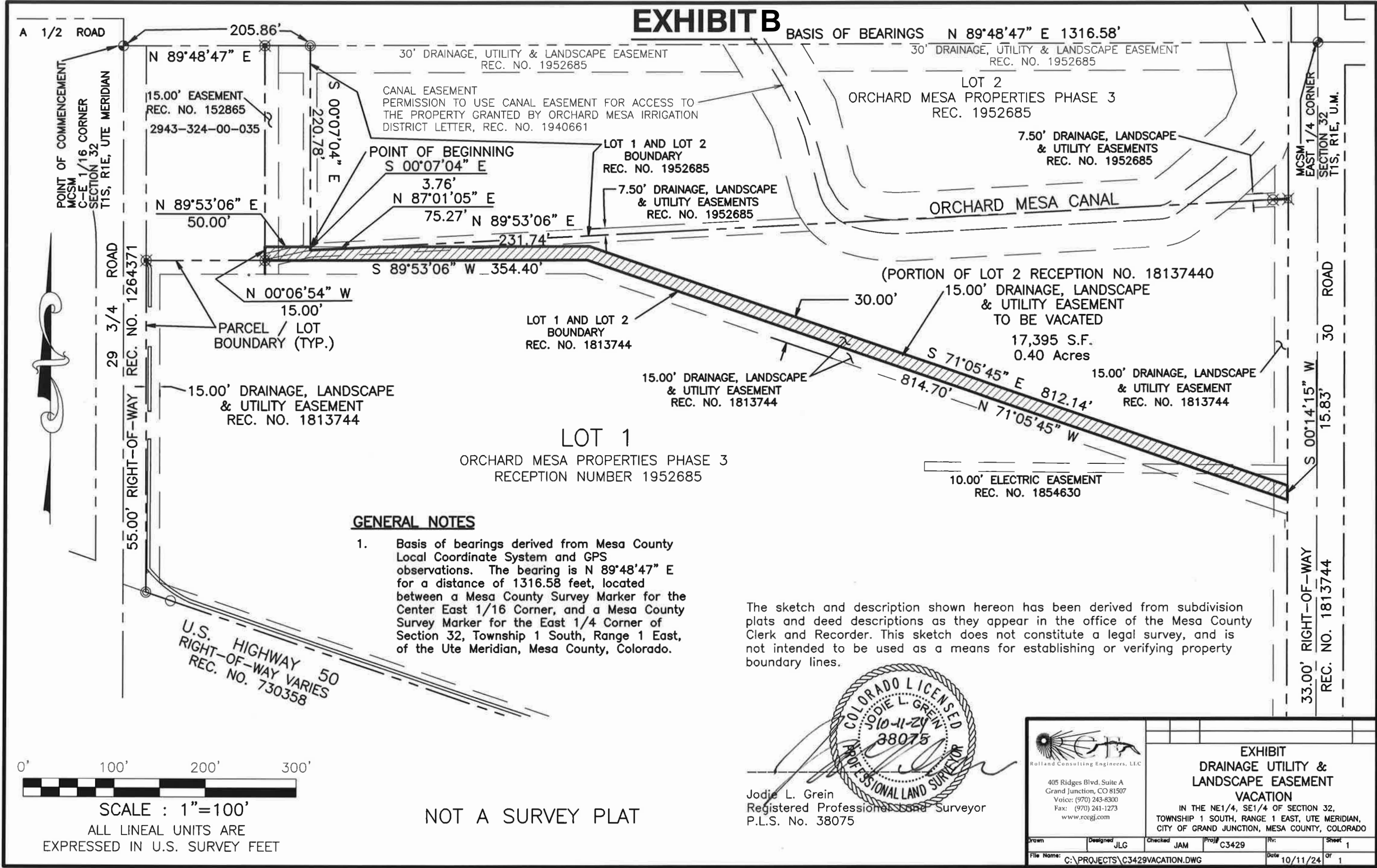
1. Thence S00°07'04"E a distance of 3.76 feet, to the southwest corner of Lot 2 of Orchard Mesa Properties Phase 3 subdivision, Reception Number 1952685;
2. Along the southerly line of said Lot 2 N87°01'05"E a distance of 75.27 feet;
3. Leaving said southerly line, N89°53'06"E a distance of 231.74 feet;
4. S71°05'45"E a distance of 812.14 feet, to the westerly right-of-way or 30 Road, Reception Number 1813744;
5. Along said westerly right-of-way, S00°14'15"W a distance of 15.83 feet;
6. Leaving said westerly right-of-way N71°05'45"W a distance of 814.70 feet;
7. S89°53'06"W a distance of 354.40 feet;
8. N00°06'54"W a distance of 15.00 feet;
9. N89°53'06"E a distance of 50.00 feet to the Point of Beginning;

Containing Approximately 0.40 Acres.

ALSO TOGETHER WITH;

All of the Drainage, Utility & Landscape Easement shown Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

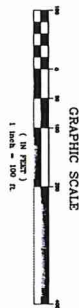
“Easement Vacation Exhibit, 1/7/2025, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.”





[illegible]

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**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION VACATING DRAINAGE, LANDSCAPING, AND UTILITY  
EASEMENTS ON A 17.54-ACRE PARCEL LOCATED AT 2980 HIGHWAY 50**

**RECITALS:**

Grand West Holdings, LLC has applied for the vacation of a drainage, landscaping, and utility easements burdening its property at 2980 Highway 50. If approved, the vacation will accommodate redevelopment of the property.

The utility easements were originally intended for the placement of public utilities. No public utilities are located in this easement. A multipurpose easement will be granted with the new subdivision plat. There will be no impact on any known public facilities and services if the Vacation is approved.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the drainage, landscaping, and utility easements is consistent with the Comprehensive Plan and Section 21.02.050(p) of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED DRAINAGE, LANDSCAPING, AND UTILITY EASEMENTS ARE HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The vacation shall not be effective until the Simple Subdivision, File #SSU-2024-509, is recorded.
3. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

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7. S89°53'06"W a distance of 354.40 feet;
8. N00°06'54"W a distance of 15.00 feet;
9. N89°53'06"E a distance of 50.00 feet to the Point of Beginning;

Containing Approximately 0.40 Acres.

ALSO TOGETHER WITH;

All of the Drainage, Utility & Landscape Easement shown Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685

See Exhibit B.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

PASSED and ADOPTED this 18<sup>th</sup> day of June, 2025.

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Cody Kennedy  
President of the City Council

ATTEST:

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Selestina Sandoval, City Clerk

# Exhibit A

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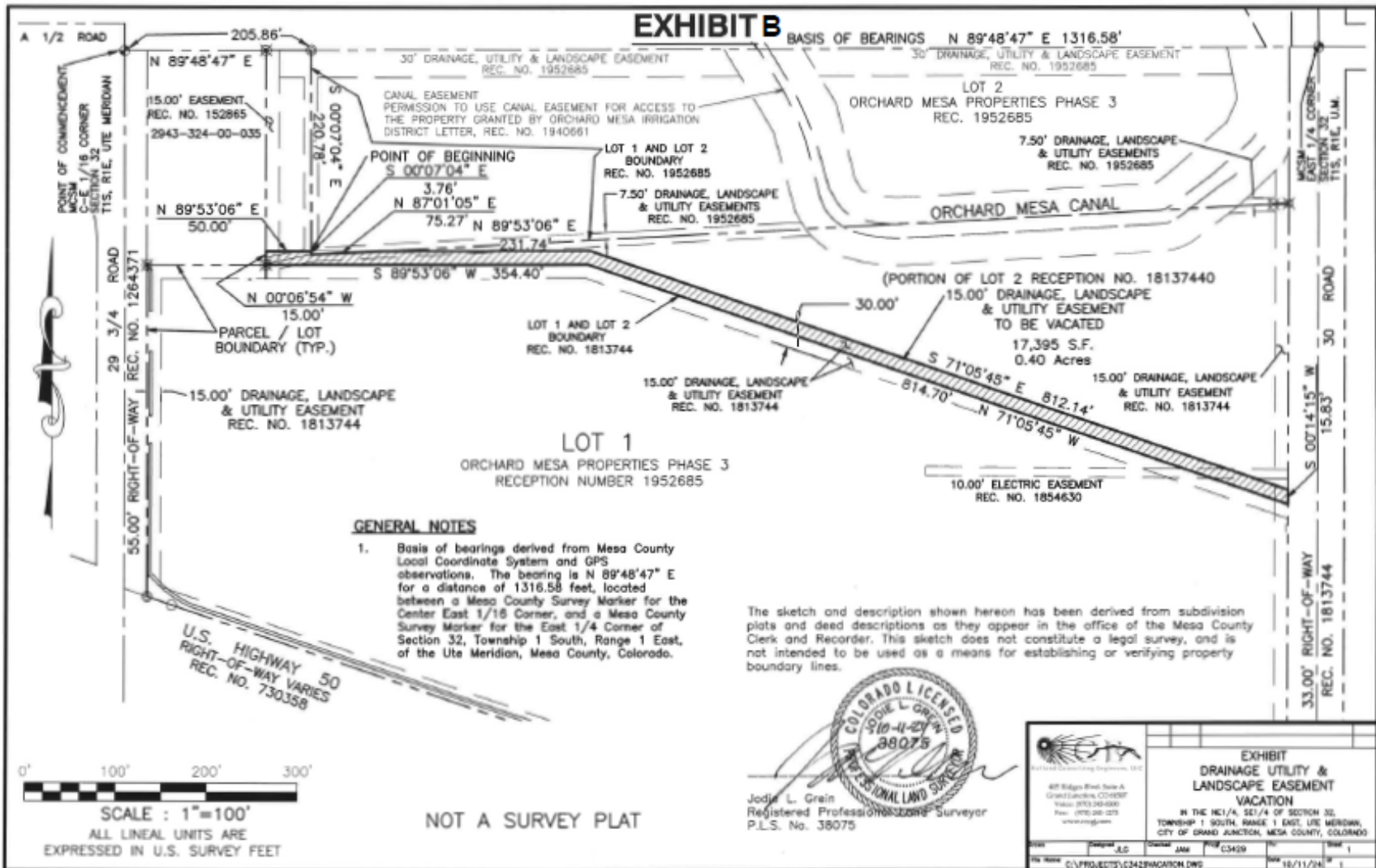
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"Easement Vacation Exhibit, 1/7/2025, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430."





## Grand Junction Planning Commission

### Regular Session

Item #1.

---

**Meeting Date:** June 10, 2025  
**Presented By:** Niki Galehouse, Planning Manager  
**Department:** Community Development  
**Submitted By:** Niki Galehouse, Planning Manager

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### **Information**

#### **SUBJECT:**

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Definitions And Regulations Related To Household Size, Occupancy Limits, And Group Living Facilities

#### **RECOMMENDATION:**

Staff recommends approval of this request.

#### **EXECUTIVE SUMMARY:**

In 2024 the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is "mixed concern" and as such the City cannot limit the number of people living in a single dwelling based on the familial relationship. While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law.

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

##### **BACKGROUND**

In 2024, the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstances stated in the law. The State has said this is a "mixed concern" and, as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship.

While the City has not been enforcing these standards, this Ordinance brings the City's

Zoning & Development Code into compliance with State law. Specifically, the proposed amendments remove the definition of “family” and revise related terminology throughout the Code. This includes renaming “single-family” and “multifamily” dwellings to “single-unit” and “multi-unit” dwellings, respectively, with corresponding updates made throughout Title 21.

There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, a separate ordinance establishing a moratorium on enforcement of the City’s group living regulations will be brought forward for City Council consideration.

## **NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on May 31, 2025 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between June 3 and June 9, 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 ordinance to remove the cap on household occupancy, as required by state law, is consistent with the City’s comprehensive plan and supports several of its key strategies. This change allows for greater flexibility in how people live together and helps support a wider range of housing options for different household types, without changing underlying zoning or development standards. It’s particularly relevant in areas like Downtown and near the University, where there’s already a mix of residents—students, professionals, retirees, and others—with varying housing needs. The ordinance also aligns with the City’s broader goals around housing diversity, neighborhood preservation, and creating a more inclusive and equitable community, while still respecting the character of existing neighborhoods. It has many goals which speak to this, including:

- Plan Principle 4, Goal 1, Strategy c.: “HOUSING OPTIONS. Encourage a variety of housing options at a range of price points to support a more diversified workforce and composition of residents in Downtown and University areas including professionals, service workers, entrepreneurs, students, and retirees, among others.”
- Plan Principle 5, Goal 1, Strategy b.: "b. GEOGRAPHIC DIVERSITY. Ensure that the Land Use Plan accommodates a mixture of housing

types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points."

- Plan Principle 5, Goal 3, Strategy c.: "PRESERVING HISTORIC HOMES AND CHARACTER. Encourage the preservation of the city's historic homes and neighborhoods."
- Plan Principle 10, Goal 3, Strategy a: "CULTURAL COMPETENCY. Engage with the community to identify opportunities to create a more inclusive, equitable, and safe community that celebrates the city's diverse population."
- Plan Principle 11, Goal 4, Strategy d.: "STATE LEGISLATION. Engage with state representatives and advocate for legislation that is consistent with the City's goals."

Staff finds 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 2023 Zoning & 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. Staff finds this criterion has been met.

**(C) Specific Reasons**

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

The proposed amendments to the 2023 Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

- a. To address trends in development or regulatory practices;  
This text amendment **addresses trends in regulatory practices** enacted by the Colorado State Legislature by removing noncompliant language that defined a family as four or fewer people and outlined use types using this capacity measure. As a result, there is no limitation to the number of persons who may reside in a single-unit dwelling.
- 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.

Staff finds this criterion has been met.

**RECOMMENDATION AND FINDING OF FACT**

After reviewing the proposed amendments, the following finding of fact have 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 of this request.

**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-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

**Attachments**

1. Household Occupancy Draft Ordinance
2. Household Definition Draft Ordinance\_Redline
3. Update to Hearing Item

**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 DEFINITIONS AND REGULATIONS RELATED TO HOUSEHOLD SIZE, OCCUPANCY LIMITS, AND GROUP LIVING FACILITIES**

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.

In 2024, the State passed HB-24-1007, HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstances provided in the law. The State has determined that the subject of the HOME Act is a matter of "mixed concern" and, as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship. The revisions to the City of Grand Junction Zoning and Development Code contained in this ordinance address compliance with the HOME Act.

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):**

## 21.02.070 DEVELOPMENT FEES

### (a) Development Impact Fees.

...

#### (5) Development Impact Fees to Be Imposed.

##### (i) Fee Obligation, Payment, and Deposit.

...

- (G) Time of Submittal. For nonresidential and multifamily-unit development [excluding townhomes, duplexes, and condominium residence(s)] the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

...

##### (ii) Exemptions.

...

- (G) Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily-unit development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

**Table 21. Error! No text of specified style in document.-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation**

		Fire	Police	Parks & Recreation	Transportation
<b>Single-FamilyUnit</b>					
...					
<b>Multi-familyUnit</b>	Dwelling	\$494	\$212	\$897	\$2,881
...					

...

(b) School Land Dedication Fee.

(1) Standard for School Land Dedication....

...

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee.

(A) No building permit shall be issued for a dwelling, multiple-family~~unit~~ dwelling or multifamily~~-unit~~ dwelling which is or contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.

(B) Nothing in GJMC § 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section for one or more dwellings, multiple-family~~unit~~ dwellings or multifamily~~-unit~~ dwellings to be constructed in such development. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, multiple-family~~unit~~ dwelling or multifamily~~-unit~~ dwelling which is or contains one or more dwelling units for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.

**21.03.040      DIMENSIONAL STANDARDS GENERAL RULES AND EXCEPTIONS**

---

...

(e) Setback Exceptions

...

(5) Special Setbacks. The following special setbacks shall apply where noted:

...

(B) A variance may be approved only for a single-family~~unit~~ residential use.

...

## 21.03.050 ZONE DISTRICTS AND DIMENSIONAL STANDARDS

### 21.03.050 Residential Districts.

...

#### (c) Standards Applicable to All Residential Zone Districts

...

##### (1) Setbacks

...

- (ii) Attached ~~single-family~~single-family unit dwellings that front onto a private drive, shared drive, parking lot, or other private access way shall be set back a minimum of 15 feet from the edge of the access way, with front loading garages set back a minimum of 20 feet from any vehicular or pedestrian access way.

#### (d) Residential Rural (R-R).

- (1) Intent. To provide areas for low intensity agricultural operations and large lot single-family~~unit~~ detached dwelling uses in a rural setting. This district is appropriate for the Rural Residential future land use designation or where terrain and/or lack of public facilities and services require low intensity development, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

#### (e) Residential Estate Retired (R-ER).

- (1) Intent. The Residential Estate zone district has been retired from future use. Property that is zoned R-E as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-E is prohibited. The intent of the R-ER zone district is to provide areas for low density, estate-type single-family~~unit~~ residential detached dwelling development on lots of at least one acre in size.

...

#### (g) Residential 2 Retired (R-2R).

- (1) Intent. The Residential 2 zone district has been retired from future use. Property that is zoned R-2 as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-2 is prohibited. The intent of the R-2R district is to provide areas for single-family~~unit~~ and two-family~~residential~~ and duplex uses where adequate public facilities and services exist.

...

#### (h) Residential Low 4 (RL-4).

- (1) Intent. To provide for single-family~~unit~~ and two-family~~residential~~ and duplex uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation, and may be used as a transition between Rural Residential more intense RL-5 for RM-8 zone districts.

...

#### Lot Standards

Dimensions (min, length ft or area sf)

#### Building Standards

Setbacks: Principal Structure (min, ft)

Lot Standards	
Lot Area	
Single Unit, Duplex	7,000/structure
Single-Family Unit Attached	2,500/unit
Multifamily Unit	Not allowed
Civic and Institutional	20,000/structure
Lot Width	
Lot area measured by structure	70
Lot area measured by unit	25
Lot Frontage	20
Cluster allowed per <b>Error! Reference source not found.</b>	Yes
Density (units/acre)	
Minimum   Maximum	2   4
Cluster allowed per <b>Error! Reference source not found.</b>	Yes
Lot Coverage (max, %)	
Lot Coverage	50
Maximum Number of Dwelling Units	
Single-Family Unit Attached	4
All Other Residential Uses	As allowed by density

Building Standards		
<b>A</b>	Front	15
<b>B</b>	Street Side	15
<b>C</b>	Side	7
<b>D</b>	Rear	25
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(i) Residential Low 5 (RL-5).

- (1) Intent. To provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multifamily-unit structures in the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
Single Unit, Duplex	4,000/structure

Building Standards		
Setbacks: Principal Structure (min, ft)		
<b>A</b>	Front	15
<b>B</b>	Street Side	15

Single-Family Unit Attached	2,000/unit
Multifamily Unit	No min
Civic and Institutional	20,000
Lot Width	
Lot area measured by structure	40
Lot area measured by unit	20
Lot Frontage	20
Cluster allowed per <b>Error! Reference source not found.</b>	Yes
Density (units/acre)	
Minimum   Maximum	3   5.5
Lot Coverage (max, %)	
Lot Coverage	60
Maximum Number of Dwelling Units	
Multifamily Unit	4
All Other Residential Uses	As allowed by density

<b>C</b>	Side	5
<b>D</b>	Rear	15
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Height	40

Notes: See **Error! Reference source not found.** for setback adjustments

(j) Residential Medium 8 (RM-8).

- (1) Intent. To provide for medium density detached dwellings, ~~two-family duplex~~ and other attached single-family unit dwellings, and medium-sized multifamily-unit structures. RM-8 is appropriate for the creation of neighborhoods with a mix of housing types or as a transitional district between low density zone districts such as RL-4 and higher density multifamily-unit or Mixed-Use districts. RM-8 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
Single Unit or Duplex	3,000/structure
Single-Unit Family Attached	1,200/unit
Multifamily Unit	No min
Civic and Institutional	20,000
Lot Width	

Building Standards		
Setbacks: Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25

Lot Standards	
Lot Area Set by Structure	40 per lot
Lot Area Set by Unit	16 per unit
Lot Frontage	20 per lot
Density (units/acre)	
Minimum   Maximum	5.5   8
Lot Coverage (max, %)	
Lot coverage	75

Building Standards		
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Height	50

Notes: [1] Vehicle storage, including a garage, required front setback is 20 ft.  
See **Error! Reference source not found.** for setback adjustments

(k) Residential Medium 12 (RM-12)

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre) GJMC Error! Reference source not found.	
Minimum   Maximum	8   12
Lot Coverage (max, %)	
Lot coverage	75

Notes: [1] ~~Single-family Unit~~ attached vehicle storage, including a garage, required front setback is 20 ft.  
See **Error! Reference source not found.** for setback adjustments

Building Standards		
Setbacks: Principal Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	<del>Multifamily Unit</del>	65
	<del>Single-Family Unit</del> Attached	50

(l) Residential High 16 (RH-16).

- (1) Intent. To provide for high density residential use. This district allows ~~multifamily-unit~~ development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-16 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-16 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	

Building Standards		
Setbacks: Principal Structure (min)		

Lot Standards	
Lot Area any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum   Maximum	12   16
<i>Density measurement GJMC <b>Error! Reference source not found.</b></i>	
Lot Coverage (max, %)	
Lot coverage	75
Notes: [1] Single-family Unit attached vehicle storage, including a garage, required front setback is 20 ft. See <b>Error! Reference source not found.</b> for setback adjustments	

Building Standards		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Multifamily Unit	60
	Single-Family Unit Attached	50

(m) Residential High 24 (RH-24).

- (1) Intent. To provide for high density residential use. RH-24 allows multifamily-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-24 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-24 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, all unit types	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum   Maximum	16   N/A
<i>Density measurement GJMC <b>Error! Reference source not found.</b></i>	
Lot Coverage (max, %)	
Lot coverage	80
Notes: [1] Single-family Unit attached vehicle	

Building Standards		
Setbacks: Principal Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		

Lot Standards
storage, including a garage, required front setback is 20 ft. See <b>Error! Reference source not found.</b> for setback adjustments

Building Standards		
<b>E</b>	Multifamily Unit	100
Single-Family Unit Attached	Single-Family Attached	50

21.03.060 Mixed-use districts.

...

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

(1) Intent. The MU-2 district is intended to accommodate commercial, employment, multifamily unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

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

...

(4) District Specific Standards

...

(ii) Open Space. Applications for multifamily unit or mixed-use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.

## 21.04.020 PRINCIPAL USE TABLE

...

(c) Abbreviations Used in the Table. This excerpt from Table 21.04-1 is included to illustrate the use table abbreviations. Current use allocations are provided in Table 21.04-1; this excerpt is not regulatory.

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2
Residential Uses												
Household Living												
Dwelling, single-family unit attached	A	A	A	A	A	A	A				A	

...

(e) Use Table

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	...
<b>Residential Uses</b>												
Household Living												
...												
Dwelling, single-family <del>unit</del> detached	A	A	A	A	A	A						
Dwelling, single-family <del>unit</del> attached			A		A	A	A	A	A	A	A	A
...												
Dwelling, multifamily <del>unit</del>						A	A	A	A	A	A	A
...												
Telecommunications												
...												
Base station with concealed attached antennas	<p>A</p> <p>Except NOT allowed on structures the principal use of which is a single-family<del>unit</del> detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily<del>unit</del> dwellings of fewer than three stories.</p>											
Base station with non-concealed attached antennas	<p>C</p> <p>Except NOT allowed on structures the principal use of which is a single-family<del>unit</del> detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily<del>unit</del> dwellings of fewer than three stories.</p>											
Tower, concealed	C	<p>C</p> <p>Except NOT allowed on any site or lot where the principal use is a single-family<del>unit</del> detached or attached, tiny home, or duplex dwelling.</p>						C	C	C	C	
...												

...

(b) Residential Uses and Structures.

(1) Cottage Court Dwelling.

...

(ii) Design Standards.

...

- (E) Multifamily-unit dwellings landscaping requirements apply per GJMC Chapter 21.07 and may count toward up to 30% of the required private common open space.

...

(5) Group Living Facility.

(i) Standards.

...

(C) Density and Minimum Lot Area.

...

- b. The site must contain at least 500 square feet per resident, except where a multifamily-unit structure is being converted to a group living facility, in which case the minimum adequate lot area shall be in accordance with the requirements of the zone district.

(e) Industrial Uses.

...

(5) Telecommunications Facilities.

...

(xiii) New Base Stations – Concealed and Nonconcealed.

- (A) Antennas and equipment may be mounted onto a structure that is not primarily constructed for telecommunications purposes in accordance with Table 21.04-1: Principal Use Table. A permit is required for base station antennas and equipment mounted onto such an alternative structure. In Residential zone districts, the following structures shall not be used as base stations or to support PWSF or commercial antenna(s): single-family-unit detached dwelling, single-family-unit attached dwelling, duplex dwelling, multifamily-unit dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center.

...

(xvii) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower).

...

(B) Development Standards

h. Visibility.

1. Concealed.

...

- iii. In Residential zone districts and in Mixed-Use zone districts that include residential uses, new concealed towers shall not be permitted on lots where the principal use or principal structure is single-family~~unit~~ detached dwelling, single-family~~unit~~ attached dwelling, duplex dwelling, multifamily~~unit~~ dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center of fewer than three stories. Examples of land uses/structure types in residential areas where the site may include a concealed tower are: school, religious assembly, fire station, stadium tower or stand, or other similar institutional/civic uses/structures.

...

(xviii) Broadcast Towers...

...

- (a) Setbacks. New broadcast facilities and anchors shall be set back a minimum of 500 feet from any single-family~~unit~~ detached dwelling unit on the same zone lot; and a minimum of one-foot for every one-foot of tower height from all adjacent lots of record.

...

## 21.04.040 ACCESSORY USES AND STRUCTURES

---

...

(e) Accessory Use-Specific Standards.

...

(1) Residential Uses.

- (i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family~~unit~~ attached dwelling, a single-family~~unit~~ detached dwelling, or a duplex dwelling. ADUs are not allowed in conjunction with cottage court dwellings. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (A) Maximum Number of ADUs.

- a. A lot with one single-family~~unit~~ detached dwelling or a single-family~~unit~~ attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).

...

(3) Industrial Uses.

...

(ii) Outdoor Storage, Accessory.

...

(B) Additional Standards for Residential Zone Districts.

...

- b. Dumpsters and refuse containers for new multifamily-unit dwellings, commercial and industrial uses shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco, or wood at least six feet tall.

## 21.05.020 REQUIRED IMPROVEMENTS

---

...

### (e) Multi-Modal Transportation System.

...

#### (5) Shared Driveway (Autocourt).

##### (iii) Access.

- (A) No more than five single-family-unit lots shall abut or touch any portion of the shared driveway and no more than five single-family-unit dwellings units may utilize a single shared driveway.

...

#### (7) Bicycle Circulation.

##### (i) Required Bicycle Access.

- (A) All new development, except individual lot development of a single-family-unit detached or duplex dwelling, shall include reasonably direct connections to Active Transportation Corridors to the maximum extent practicable.

...

##### (ii) Bike Lane Right-of-Way Required.

- (A) All new development except individual lot development of a single-family-unit detached or duplex dwelling (including subdivisions for such dwellings) shall provide right-of-way for bike lanes along the frontage of the development site with an existing street where bike lanes are called for by the Comprehensive Plan or other City-adopted plans addressing transportation (unless an existing bike lane meeting City standards is already in place). The Director and/or the City Engineer may allow alternatives to this requirement where compliance is impractical.

...

#### (8) Pedestrian Circulation.

##### (i) Required Pedestrian Access.

- (A) Each development with one or more buildings, except individual lot development of a single-family-unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.

### 21.05.030 PARKS, OPEN SPACE, AND TRAILS.

---

...

(a) Open Space Dedication or Payment of Fee In-Lieu.

...

(1) Applicability.

...

- (ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily-unit development, shall not satisfy this open space dedication requirement.

### 21.05.040 RESIDENTIAL COMPATIBILITY STANDARDS

---

...

(b) Applicability.

- (1) The residential compatibility standards in this subsection apply when single-family-unit attached of three units or more, multifamily-unit 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).

...

- (3) Conformity with the design requirements in this section shall be the responsibility of the multifamily-unit, mixed-use, or nonresidential development applicant and shall be located on the property subject to the development application.

### 21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY-UNIT DESIGN STANDARDS

---

...

(b) Applicability.

...

- (2) New Development. This section applies to all new attached residential with three or more units, and all multifamily-unit development. This section does not apply to single-family-unit detached or duplex units.

...

(c) General Standards for All Residential Attached and Multifamily-Unit Development.

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

...

- (d) Development with Three or More Principal Structures. In addition to GJMC § 21.05.050(c), these standards apply to all attached single-family-unit or multifamily-unit developments with three or more principal structures. For example, this would include a development with three rows of

townhomes or three apartment buildings. These standards are applicable whether the units are designed for individual lots or not.

...

(3) Circulation and Parking

...

- (iii) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30% of each perimeter public street frontage of a multifamily-unit development.

...

## 21.06.010 ENVIRONMENTAL AND SENSITIVE LAND REGULATIONS

...

- (b) Applicability. The provisions of this section, in addition to any other applicable regulation, shall apply to a Planned Development Outline Development plan, Preliminary Subdivision Plat or Simple Subdivision for environmental and sensitive lands. This section shall not apply to the following:

- (1) Development of a single-family-unit detached dwelling on any lot or parcel in existence as of the Effective Date;

...

## 21.08.010 OFF-STREET PARKING AND LOADING

...

Table 21. Error! No text of specified style in document.-1: Minimum Off-Street Vehicle Parking Requirements GFA = Gross Floor Area	
	Minimum Vehicle Parking
Residential Uses	
Household Living	
Dwelling, Single-Family-Unit Detached	2 per unit
Dwelling, Single-Family-Unit Attached	1 per unit
...	
Dwelling, Multifamily-Unit	1 bedroom: 1 per unit 2 bedroom: 1.5 per unit 3+ bedroom: 2 per unit Affordable Housing: 0.75 per unit
...	

(d) Parking Credits and Adjustments.

- (1) Parking Reductions. The minimum parking requirements in Table 21.04-1 may be adjusted as described in this section. The following reductions do not require the submittal of an alternative parking plan.

...

(ii) Shared Parking Facility Reduction.

(A) Calculation.

- a. Where two or more uses listed in Table 21.04-1 share a parking lot or structure, the total off-street parking requirement for those uses may be reduced by the factors shown in the table below.

Table 21.04-2: Shared Parking Reduction					
Property Use	Multifamily-Unit Dwellings	Public, Institutional, and Civic	Food and Beverage, Indoor Recreation, or Lodging	Retail Sales	Other Commercial or Industrial
Multifamily-Unit Dwellings	1.0				
...					

- b. To calculate the shared parking reduction, add the requirements for each use category and then divide the sum by the factor shown for that combination of use categories in Table 21.08-3. For example, a development with 5,000 square feet of small retail space (three per 1,000 square feet gross floor area) and 20, two-bedroom multifamily-unit dwelling units (1.5 per dwelling unit) would take the total spaces required and divide by 1.2.

$$(15) + (30) = 45$$

$$45/1.2 = 37.5$$

The shared parking requirement is 38 spaces.

...

(e) Vehicle Parking Location and Design.

(1) Location.

...

- (ii) Parking spaces in Residential zone districts shall not be in a front yard setback, except for parking in driveways for detached single-family-unit detached or duplex dwelling structures. In no case shall parking be allowed in parkway strips (the area between the sidewalk and curb or edge of pavement).

(4) Pedestrian Crossings.

(iv) To the maximum extent practicable, parking lots for multifamily-unit, mixed-use, and nonresidential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and access points on public or private streets. This may be established by one or more of the following:

## 21.08.020 BICYCLE PARKING AND STORAGE

(a) Amount Required.

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

## 21.08.030 ELECTRIC VEHICLE CHARGING FACILITIES

Where a permanent parking lot or structure is required for new development or the redevelopment of multifamily-unit dwellings or nonresidential uses, the lot or structure shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready Code. For the purpose of this section, redevelopment shall include the replacement or addition of dwellings units or redevelopment or expansion that results in a 65% or greater increase of the gross square footage of an existing structure.

## 21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

(b) Access to Public Streets.

- (3) ~~Single-family~~unit attached dwellings and/or ~~multifamily~~unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.
- (4) ~~Single-family~~unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).

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## 21.10.080 SIGN STANDARDS BY ZONE DISTRICT

---

...

(b) Residential Zone Districts. One permanent sign per residential lot not exceeding six square feet in area is allowed, subject to the standards below.

...

- (1) One permanent monument sign up to 32 square feet in area is allowed at a multifamily-unit apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

...

## 21.12.010 NONCONFORMITIES IN GENERAL

---

...

(d) Abandonment

...

(2) Residential Nonconformities

(ii) A nonconforming residential use, other than a single-familyunit dwelling, that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this Code.

(ii) A nonconforming single-familyunit dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.

...

## 21.14.010 MEASUREMENTS

---

...

(c) Lot and Site Measurements

...

(5) Setbacks.

...

(i) Measurement

...

- (B) There is no internal side setback for attached single-familyunit dwellings or the common wall of two-family duplex dwellings. Side setbacks shall be measured at the external wall of attached dwellings.

...

## 21.14.020 DEFINITIONS

---

*Campsite* means any defined area which is used for overnight stays by an individual, a ~~single camping family~~, group, or other similar entity.

...

*Development Impact Fee-Related Definitions.* For purposes of GJMC § 21.02.070, the following terms shall have the following meanings:

...

*Commencement of impact-generating development.* Commencement of impact-generating development occurs upon either:

1. The submittal of a complete application for the development of a nonresidential development or ~~multifamily-unit~~ for-rent development for which construction commences on or before two years from the date of complete application submittal; or
2. Planning Clearance for residential uses intended for fee simple ownership such as single-~~family-unit~~ homes, townhomes, or condominiums.

...

*Dwelling unit* means a building or portion thereof that provides complete, independent living facilities for a ~~single family maintaining a~~ household, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...

*Dwelling, co-housing* means a community of private dwelling units that includes shared spaces, such as a community room, or shared facilities, such as a kitchen for community use. Each private unit must include sleeping and sanitary facilities. Where community spaces or facilities are provided, they need not be provided in individual units. Dormitories, rooming/boarding houses, and fraternities or sororities are not considered co-housing. Co-housing may be designed as either a ~~multifamily-unit~~ structure or cottage court development.

*Dwelling, cottage court* means a residential development, including co-housing developments, that combines a group of small individually owned or rented ~~single-family unit dwellings-units~~, including tiny homes, on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building.

*Dwelling, duplex* means a single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one ~~family household~~. The two units must be able to function as dwelling units independently of each other, but may be located side-by-side, in front and behind, or above and below each other.

*Dwelling, ~~multifamily-unit~~* means a single building that contains three or more dwelling units on the same lot, including co-housing dwellings.

*Dwelling, single-family unit detached* means a residential building designed for use and occupancy by no more than one ~~family~~ household and is not attached to any other dwelling or building by any means (except an approved accessory dwelling unit), on a single lot. Manufactured homes and tiny homes shall be considered single-family unit detached dwellings.

*Dwelling, single-family unit attached* means two or more attached single-family unit dwellings ~~units~~ attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is located on its own separate lot. This use is also referred to as a townhome.

*Dwelling, tiny home* means a structure that:

- (1) Is permanently constructed on a vehicle chassis;
- (2) Is designed for long-term residency;
- (3) Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
- (4) Is not self-propelled; and
- (5) Has a square footage of not more than 400 square feet.

In order to meet this definition, a tiny home must be built to the International Residential Code as adopted by the Building Codes & Standards program within the Division of Housing. Colorado tiny homes will receive a metal plate insignia that certifies the tiny home is built to the codes and standards of the program. This use does not include manufactured homes, recreational park trailers, or recreational vehicles.

A tiny home may be a single-family unit detached dwelling unit or an accessory dwelling unit.

...

~~*Family* means any number of related persons living together within a single dwelling unit as a single housekeeping unit, but not more than four persons who are unrelated by blood, marriage, guardianship, or adoption.~~

...

*Group living (Use Category).* Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet "the definition of "household living." Tenancy is arranged on a month-to-month or longer basis ~~and the size of the group may be larger than a family.~~ Group living usually includes common eating areas for residents, and residents may receive care, training, or treatment. Caregivers often reside at the site. Accessory uses commonly include recreational facilities, personal storage buildings, gardens, and parking.

*Group living facility* means a type of group living characterized by the provision of training, treatment, supervision or other professional support or care and who receive care, training, treatment, supervision or other support from caregivers or staff on site. Tenancy is arranged on a monthly or longer basis, ~~and the size of the group may be larger than a typical family.~~ Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be either a form of lodging facility. Generally, group living structures have a common eating area for residents, but a common eating area by itself, without other care, treatment, supervision or other professional or health support services being provided on site, does not indicate a group living facility (a ~~multifamily-unit~~ residential facility, such as apartments, may, for example, have a common eating area).

*Group living facility, small* means a facility designed for and occupied by five to nine residents living together.

*Group living facility, large* means a facility designed for and occupied by 10 to 16 residents living together.

*Group living facility, unlimited* means a facility designed for and occupied by 17 or more residents living together.

...

*Home occupation* means a business activity or occupation carried on within a dwelling by members of the ~~family~~ household occupying the dwelling.

...

Household means ~~a family,~~ an individual, or a group of ~~not more than four unrelated persons~~ living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

The number of occupants shall not exceed the maximum allowed by health and safety codes (if and when any are found or adopted) and/or by any applicable state or federal law or regulation, and/or by applicable affordable housing standards, if any.

...

*Manufactured home or housing* means factory-built, single-~~family~~unit structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Section 5401 et seq.), commonly known as the HUD Code (U.S. Department of Housing and Urban Development).

...

*Mobile home* means a single-~~family~~unit dwelling, factory-built and factory-assembled residence which does not comply with the National Manufactured Homes Construction Safety and Standards Act. (42 U.S.C. Section 5401 et seq., 1978, as amended).

**INTRODUCED** on first reading this 18th day of June 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 2nd day of July 2025 and ordered published in pamphlet form.

ATTEST:

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Cody Kennedy  
President of the City Council

---

Selestina Sandoval  
City Clerk

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  
DEFINITIONS AND REGULATIONS RELATED TO HOUSEHOLD ~~SIZE,~~  
OCCUPANCY LIMITS, AND GROUP LIVING FACILITIES**

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.~~

~~In 2024 Governor Polis signed HB-24-1007 (Harmonizing Occupancy Measures Equitably) ("Act") with an effective date of July 1, 2024. The Act establishes that the City of Grand Junction ("City") shall not limit the number of people living together in a single dwelling based on a familial relationship. The Act establishes that the matter is of "mixed concern" and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that "Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards...or affordable housing program guidelines." (Emphasis added.) In 2024, the State passed HB-24-1007, HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstances provided in the law. The State has determined that the subject of the HOME Act is a matter of "mixed concern" and, as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship. The revisions to the City of Grand Junction Zoning and Development Code contained in this ordinance address compliance with the HOME Act.~~

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of the ~~proposed~~ amendments to the Code regarding the Act.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the amendments required by the Act ~~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):**

**21.02.070 DEVELOPMENT FEES**

(a) Development Impact Fees.

...

(5) Development Impact Fees to Be Imposed.

(i) Fee Obligation, Payment, and Deposit.

...

(G) Time of Submittal. For nonresidential and multifamily-unit development [excluding townhomes, duplexes, and condominium residence(s)] the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

...

(ii) Exemptions.

...

(G) Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily-unit development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

**Table 21. Error! No text of specified style in document.-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation**

		Fire	Police	Parks & Recreation	Transportation
Single-FamilyUnitFamilyunit					
...					
Multi-familyUnitfamilyunit	Dwelling	\$494	\$212	\$897	\$2,881

**Table 21. Error! No text of specified style in document.-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation**

...					
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...

(b) School Land Dedication Fee.

(1) Standard for School Land Dedication....

...

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee.

- (A) No building permit shall be issued for a ~~building dwelling, multiple-family unit dwelling or multifamily unit dwelling~~ which ~~is or~~ contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.
- (B) Nothing in GJMC § 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section ~~for one or more dwellings, multiple-family unit dwellings or multifamily unit dwellings to be constructed in such development~~. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, ~~multiple-family unit dwelling or multifamily unit dwelling which is or contains one or more dwelling units~~ for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.

## 21.03.040 DIMENSIONAL STANDARDS GENERAL RULES AND EXCEPTIONS

...

(e) Setback Exceptions

...

(5) Special Setbacks. The following special setbacks shall apply where noted:

...

- (i) On corner lots, in areas where an existing parkway strip exceeds 10 feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the Director under the conditions and restrictions listed below. A side street shall be considered that street corresponding to the side yard of the majority of the structures on a block. In unusual or conflicting circumstances, the Director shall designate which street is the side street.

...

- (B) A variance may be approved only for a single-family unit residential use.

...

## 21.03.050 ZONE DISTRICTS AND DIMENSIONAL STANDARDS

---

### 21.03.050 Residential Districts.

...

#### (c) Standards Applicable to All Residential Zone Districts

...

##### (1) Setbacks

...

- (ii) Attached single-family~~unit~~ dwellings that front onto a private drive, shared drive, parking lot, or other private access way shall be set back a minimum of 15 feet from the edge of the access way, with front loading garages set back a minimum of 20 feet from any vehicular or pedestrian access way.

#### (d) Residential Rural (R-R).

- (1) Intent. To provide areas for low intensity agricultural operations and large lot single-family~~unit~~ detached dwelling uses in a rural setting. This district is appropriate for the Rural Residential future land use designation or where terrain and/or lack of public facilities and services require low intensity development, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

(e) Residential Estate Retired (R-ER).

- (1) Intent. The Residential Estate zone district has been retired from future use. Property that is zoned R-E as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-E is prohibited. The intent of the R-ER zone district is to provide areas for low density, estate-type single-family unit residential detached dwelling development on lots of at least one acre in size.

...

(g) Residential 2 Retired (R-2R).

- (1) Intent. The Residential 2 zone district has been retired from future use. Property that is zoned R-2 as of the Effective Date shall be permitted to continue as conforming to this Code but rezoning any additional areas to R-2 is prohibited. The intent of the R-2R district is to provide areas for single-family unit and two-family residential and duplex uses where adequate public facilities and services exist.

...

(h) Residential Low 4 (RL-4).

- (1) Intent. To provide for single-family unit and two-family residential and duplex uses where adequate public facilities and services are available. The RL-4 zone district is appropriate to implement the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation, and may be used as a transition between Rural Residential more intense RL-5 for RM-8 zone districts.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
Single- <del>u</del> -Unit <del>Detached</del> , Duplex	7,000/structure
Single-Family <del>u</del> -Unit Attached	2,500/unit
Multifamily- <del>u</del> -Unit	Not allowed
Civic and Institutional	20,000/structure
Lot Width	
Lot area measured by structure	70
Lot area measured by unit	25
Lot Frontage	20
Cluster allowed per <del>Error! Reference source not found.</del> 21.03.040(f)	Yes
Density (units/acre)	
Minimum   Maximum	2   4

Building Standards		
Setbacks: Principal Structure (min, ft)		
<b>A</b>	Front	15
<b>B</b>	Street Side	15
<b>C</b>	Side	7
<b>D</b>	Rear	25
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Height	40

Lot Standards	
Cluster allowed per <b>Error! Reference source not found.21.03.040(f)</b>	Yes
Lot Coverage (max, %)	
Lot Coverage	50
Maximum Number of Dwelling Units	
Single-Family <del>Unit</del> Attached	4
All Other Residential Uses	As allowed by density

Building Standards	
Notes: See <b>Error! Reference source not found.21.03.050(e)</b> for setback adjustments	

(i) Residential Low 5 (RL-5).

- (1) Intent. To provide for a low-density development pattern that may include detached and attached dwellings along with small-scale multifamily-unit structures in the Residential Low future land use designation, as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
<del>Single-unit Detached, Duplex</del> Single-Unit, Duplex	4,000/structure
<del>Single-Familyunit Attached</del> Single-FamilyUnit Attached	2,000/unit
<del>Multifamily-unit</del> Multifamily-Unit	No min
Civic and Institutional	20,000
Lot Width	
Lot area measured by structure	40
Lot area measured by unit	20
Lot Frontage	20
Cluster allowed per <b>Error! Reference source not found.21.03.040(f)</b>	Yes

Building Standards		
Setbacks: Principal Structure (min, ft)		
<b>A</b>	Front	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	15
Setbacks: Accessory Structure (min, ft)		
	Front	25
	Street Side	20
	Side	3
	Rear	5

Density (units/acre)	
Minimum   Maximum	3   5.5
Lot Coverage (max, %)	
Lot Coverage	60
Maximum Number of Dwelling Units	
Multifamily-unit	4
All Other Residential Uses	As allowed by density

Height (max, ft)		
E	Height	40

Notes: See **Error! Reference source not found.**21.03.050(c) for setback adjustments

(j) Residential Medium 8 (RM-8).

- (1) Intent. To provide for medium density detached dwellings, ~~two-family duplex~~ and other attached single-family-unit dwellings, and medium-sized multifamily-unit structures. RM-8 is appropriate for the creation of neighborhoods with a mix of housing types or as a transitional district between low density zone districts such as RL-4 and higher density multifamily-unit or Mixed-Use districts. RM-8 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area	
<del>Single-unit Detached, Duplex</del> Single Unit or Duplex	3,000/structure
<del>Single-Familyunit Attached</del> Single-Unit Family Attached	1,200/unit
<del>Multifamily-unit</del> Multifamily-Unit	No min
Civic and Institutional	20,000
Lot Width	
Lot Area Set by Structure	40 per lot
Lot Area Set by Unit	16 per unit
Lot Frontage	20 per lot
Density (units/acre)	
Minimum   Maximum	5.5   8
Lot Coverage (max, %)	
Lot coverage	75

Building Standards		
Setbacks: Structure (min)		
A	Front [1]	15
B	Street Side	15
C	Side	5
D	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
E	Height	50

Notes: [1] Vehicle storage, including a garage, required front setback is 20 ft.

See **Error! Reference source not found.**21.03.050(c) for setback adjustments

(k) Residential Medium 12 (RM-12)

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre) GJMC <a href="#">Error! Reference source not found.21.14.010(a)</a>	
Minimum   Maximum	8   12
Lot Coverage (max, %)	
Lot coverage	75
Notes: [1] Single-family-unit attached vehicle storage, including a garage, required front setback is 20 ft.	
See <a href="#">Error! Reference source not found.21.03.050(e)</a> for setback adjustments	

Building Standards		
Setbacks: Principal Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Multifamily-unit	65
	Single-Family-unit Attached	50

(l) Residential High 16 (RH-16).

- (1) Intent. To provide for high density residential use. This district allows multifamily-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-16 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-16 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area any type of unit	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum   Maximum	12   16
Density measurement GJMC <a href="#">Error! Reference source not found.21.14.010(a)</a>	
Lot Coverage (max, %)	

Building Standards		
Setbacks: Principal Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3

Lot Standards	
Lot coverage	75
Notes: [1] Single-family-unit attached vehicle storage, including a garage, required front setback is 20 ft. See <b>Error! Reference source not found.</b> 21.03.050(c) for setback adjustments	

Building Standards		
	Rear	5
Height (max, ft)		
<b>E</b>	Multifamily-unit	60
	Single-Family-unit Attached	50

(m) Residential High 24 (RH-24).

- (1) Intent. To provide for high density residential use. RH-24 allows multifamily-unit development within specified densities. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. RH-24 may also serve as a transitional district between Residential Medium and Mixed-Use or Commercial future land use designations and zone districts. RH-24 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area, all unit types	No min
Lot Width	30 per lot
Triplex, Fourplex, Townhome	16 per unit
Lot Frontage	20
Density (units/acre)	
Minimum   Maximum	16   N/A
Density measurement GJMC <b>Error! Reference source not found.</b> 21.14.010(a)	
Lot Coverage (max, %)	
Lot coverage	80
Notes: [1] Single-family-unit attached vehicle storage, including a garage, required front setback is 20 ft. See <b>Error! Reference source not found.</b> 21.03.050(c) for setback adjustments	

Building Standards		
Setbacks: Principal Structure (min)		
<b>A</b>	Front [1]	15
<b>B</b>	Street Side	15
<b>C</b>	Side	5
<b>D</b>	Rear	10
Setbacks: Accessory Structure (min)		
	Front	25
	Street Side	20
	Side	3
	Rear	5
Height (max, ft)		
<b>E</b>	Multifamily-unit	100
Single-Family-unit Attached	Single-Family-unit Attached	50

21.03.060 Mixed-use districts.

...

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

(1) Intent. The MU-2 district is intended to accommodate commercial, employment, multifamily-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

...

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

...

(4) District Specific Standards

...

(ii) Open Space. Applications for multifamily-unit or mixed-use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.

## 21.04.020 PRINCIPAL USE TABLE

...

(c) Abbreviations Used in the Table. This excerpt from Table 21.04-1 is included to illustrate the use table abbreviations. Current use allocations are provided in Table 21.04-1; this excerpt is not regulatory.

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2
Residential Uses												
Household Living												
Dwelling, single-family-unit attached	A	A	A	A	A	A	A				A	

...

### (e) Use Table

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	...
Residential Uses												

Household Living												
...												
Dwelling, single-family <del>unit</del> detached	A	A	A	A	A	A	A					
Dwelling, single-family <del>unit</del> attached			A		A	A	A	A	A	A	A	A
...												
Dwelling, multifamily <del>unit</del>						A	A	A	A	A	A	A
...												
Telecommunications												
...												
Base station with concealed attached antennas	<p>A</p> <p>Except NOT allowed on structures the principal use of which is a single-family<del>unit</del> detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily<del>unit</del> dwellings of fewer than three stories.</p>											
Base station with non- concealed attached antennas	<p>C</p> <p>Except NOT allowed on structures the principal use of which is a single-family<del>unit</del> detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily<del>unit</del> dwellings of fewer than three stories.</p>											
Tower, concealed	C	<p>C</p> <p>Except NOT allowed on any site or lot where the principal use is a single-family<del>unit</del> detached or attached, tiny home, or duplex dwelling.</p>						C	C	C	C	
...												

## 21.04.030 USE-SPECIFIC STANDARDS

---

...

### (b) Residential Uses and Structures.

#### (1) Cottage Court Dwelling.

...

#### (ii) Design Standards.

...

- (E) Multifamily-unit dwellings landscaping requirements apply per GJMC Chapter 21.07 and may count toward up to 30% of the required private common open space.

...

### (5) Group Living Facility.

#### (i) Standards.

...

#### (C) Density and Minimum Lot Area.

...

- b. The site must contain at least 500 square feet per resident, except where a multifamily-unit structure is being converted to a group living facility, in which case the minimum adequate lot area shall be in accordance with the requirements of the zone district.

### (e) Industrial Uses.

...

### (5) Telecommunications Facilities.

...

#### (xiii) New Base Stations – Concealed and Nonconcealed.

- (A) Antennas and equipment may be mounted onto a structure that is not primarily constructed for telecommunications purposes in accordance with Table 21.04-1: Principal Use Table. A permit is required for base station antennas and equipment mounted onto such an alternative structure. In Residential zone districts, the following structures shall not be used as base stations or to support PWSF or commercial antenna(s): single-family-unit detached dwelling, single-family-unit attached dwelling, duplex dwelling, multifamily-unit dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center.

...

#### (xvii) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower).

...

#### (B) Development Standards

##### h. Visibility.

##### 1. Concealed.

...

- iii. In Residential zone districts and in Mixed-Use zone districts that include residential uses, new concealed towers shall not be permitted on lots where the principal use or principal structure is single-family~~unit~~ detached dwelling, single-family~~unit~~ attached dwelling, duplex dwelling, multifamily~~unit~~ dwelling of fewer than three stories in height, any use categorized as group living in Table 21.04-1: Principal Use Table, or adult or child day care center of fewer than three stories. Examples of land uses/structure types in residential areas where the site may include a concealed tower are: school, religious assembly, fire station, stadium tower or stand, or other similar institutional/civic uses/structures.

...

(xviii) Broadcast Towers...

...

- (a) Setbacks. New broadcast facilities and anchors shall be set back a minimum of 500 feet from any single-family~~unit~~ detached dwelling ~~unit~~ on the same zone lot; and a minimum of one-foot for every one-foot of tower height from all adjacent lots of record.

...

## 21.04.040 ACCESSORY USES AND STRUCTURES

---

...

(e) Accessory Use-Specific Standards.

...

(1) Residential Uses.

- (i) Accessory Dwelling Unit. An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family~~unit~~ attached dwelling, a single-family~~unit~~ detached dwelling, or a duplex dwelling. ADUs are not allowed in conjunction with cottage court dwellings. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (A) Maximum Number of ADUs.

- a. A lot with one single-family~~unit~~ detached dwelling or a single-family~~unit~~ attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).

...

(3) Industrial Uses.

...

(ii) Outdoor Storage, Accessory.

...

(B) Additional Standards for Residential Zone Districts.

...

- b. Dumpsters and refuse containers for new multifamily-unit dwellings, commercial and industrial uses shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco, or wood at least six feet tall.

## 21.05.020 REQUIRED IMPROVEMENTS

---

...

### (e) Multi-Modal Transportation System.

...

#### (5) Shared Driveway (Autocourt).

##### (iii) Access.

- (A) No more than five single-family-unit lots shall abut or touch any portion of the shared driveway and no more than five single-family-unit dwellings units may utilize a single shared driveway.

...

#### (7) Bicycle Circulation.

##### (i) Required Bicycle Access.

- (A) All new development, except individual lot development of a single-family-unit detached or duplex dwelling, shall include reasonably direct connections to Active Transportation Corridors to the maximum extent practicable.

...

##### (ii) Bike Lane Right-of-Way Required.

- (A) All new development except individual lot development of a single-family-unit detached or duplex dwelling (including subdivisions for such dwellings) shall provide right-of-way for bike lanes along the frontage of the development site with an existing street where bike lanes are called for by the Comprehensive Plan or other City-adopted plans addressing transportation (unless an existing bike lane meeting City standards is already in place). The Director and/or the City Engineer may allow alternatives to this requirement where compliance is impractical.

...

#### (8) Pedestrian Circulation.

##### (i) Required Pedestrian Access.

- (A) Each development with one or more buildings, except individual lot development of a single-family-unit detached or duplex dwelling, shall provide reasonably direct paved pedestrian sidewalk connections from the front of principal building main entrances to abutting public streets, between all principal buildings, between buildings and outlying parking areas, between buildings and transit facilities, and between the development and any abutting Active Transportation Corridor.

### 21.05.030 PARKS, OPEN SPACE, AND TRAILS.

---

...

- (a) Open Space Dedication or Payment of Fee In-Lieu.

...

- (1) Applicability.

...

- (ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily-unit development, shall not satisfy this open space dedication requirement.

### 21.05.040 RESIDENTIAL COMPATIBILITY STANDARDS

---

...

- (b) Applicability.

- (1) The residential compatibility standards in this subsection apply when single-family-unit attached of three units or more, multifamily-unit 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).

...

- (3) Conformity with the design requirements in this section shall be the responsibility of the multifamily-unit, mixed-use, or nonresidential development applicant and shall be located on the property subject to the development application.

### 21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY-UNIT DESIGN STANDARDS

---

...

- (b) Applicability.

...

- (1) New Development.

~~(2)~~ This section applies to all new attached residential with three or more units, and all multifamily-unit development. This section does not apply to single-family-unit detached or duplex units, or to multifamily-unit uses composed of multiple individual dwelling units in separate buildings on the same lot.

...

- (c) General Standards for All Residential Attached and Multifamily-Unit Development.

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

...

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

...

(3) Circulation and Parking

...

(iii) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30% of each perimeter public street frontage of a multifamily-unit development.

...

## 21.06.010 ENVIRONMENTAL AND SENSITIVE LAND REGULATIONS

...

(b) Applicability. The provisions of this section, in addition to any other applicable regulation(s), shall apply to a Planned Development Outline Development plan, Preliminary Subdivision Plat or Simple Minor Subdivision for environmental and sensitive lands. This section shall not apply to the following:

(1) Development of a single-family-unit detached dwelling on any lot or parcel in existence as of the Effective Date;

...

## 21.08.010 OFF-STREET PARKING AND LOADING

...

**Table 21.**Error! No text of specified style in document.-12: Minimum Off-Street Vehicle Parking Requirements

GFA = Gross Floor Area

	Minimum Vehicle Parking
<b>Residential Uses</b>	
Household Living	
Dwelling, Single-Family-unit Detached	2 per unit
Dwelling, Single-Family-unit Attached	1 per unit
...	
Dwelling, Multifamily-unit	1 bedroom: 1 per unit 2 bedroom: 1.5 per unit 3+ bedroom: 2 per unit Affordable Housing: 0.75 per unit
...	

(d) Parking Credits and Adjustments.

- (1) Parking Reductions. The minimum parking requirements in Table 21.04-1 may be adjusted as described in this section. The following reductions do not require the submittal of an alternative parking plan.

...

(ii) Shared Parking Facility Reduction.

(A) Calculation.

- a. Where two or more uses listed in Table 21.04-1 share a parking lot or structure, the total off-street parking requirement for those uses may be reduced by the factors shown in the table below.

Table 21.04-1: Shared Parking Reduction					
Property Use	Multifamily-unit Dwellings	Public, Institutional, and Civic	Food and Beverage, Indoor Recreation, or Lodging	Retail Sales	Other Commercial or Industrial
Multifamily-unit Dwellings	1.0				
...					

- b. To calculate the shared parking reduction, add the requirements for each use category and then divide the sum by the factor shown for that combination of use categories in Table 21.08-3. For example, a development with 5,000 square feet of small retail space (three per 1,000 square feet gross floor area) and 20, two-bedroom multifamily-unit dwelling units (1.5 per dwelling unit) would take the total spaces required and divide by 1.2.

$$(15) + (30) = 45$$

$$45/1.2 = 37.5$$

The shared parking requirement is 38 spaces.

...

(e) Vehicle Parking Location and Design.

(1) Location.

...

- (ii) Parking spaces in Residential zone districts shall not be in a front yard setback, except for parking in driveways for detached single-family-unit detached or duplex dwelling structures. In no case shall parking be allowed in parkway strips (the area between the sidewalk and curb or edge of pavement).

...

(4) Pedestrian Crossings.

...

- (iv) To the maximum extent practicable, parking lots for multifamily-unit, mixed-use, and nonresidential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and access points on public or private streets. This may be established by one or more of the following:

...

## 21.08.020 BICYCLE PARKING AND STORAGE

(a) Amount Required.

- (1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21. Error! No text of specified style in document. -35: Minimum Bicycle Parking Spaces Required		
Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multifamily-unit Dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
...		

## 21.08.030 ELECTRIC VEHICLE CHARGING FACILITIES

Where a permanent parking lot or structure is required for new development or the redevelopment of multifamily-unit dwellings or nonresidential uses, the lot or structure shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready Code. For the purpose of this section, redevelopment shall include the replacement or addition of dwellings units or redevelopment or expansion that results in a 65% or greater increase of the gross square footage of an existing structure.

...

## 21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY

...

(b) Access to Public Streets.

...

- (3) Single-family-unit attached dwellings and/or multifamily-unit dwellings with no street frontage or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.
- (4) Single-family-unit residential lots may be located on a loop lane providing access to a public street, provided the loop lane complies with standards in GJMC § 21.05.020(e)(6).

...

## 21.10.080 SIGN STANDARDS BY ZONE DISTRICT

---

...

(b) Residential Zone Districts. One permanent sign per residential lot not exceeding six square feet in area is allowed, subject to the standards below.

...

- (1) One permanent monument sign up to 32 square feet in area is allowed at a multifamily-unit apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

...

## 21.12.010 NONCONFORMITIES IN GENERAL

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...

(d) Abandonment

...

(2) Residential Nonconformities

(i) A nonconforming residential use, other than a single-family-unit dwelling, that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this Code.

(ii) A nonconforming single-family-unit dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.

...

## 21.14.010 MEASUREMENTS

---

...

(c) Lot and Site Measurements

...

(5) Setbacks.

...

(i) Measurement

...

- (B) There is no internal side setback for attached single-family-unit dwellings or the common wall of two-family duplex dwellings. Side setbacks shall be measured at the external wall of attached dwellings.

...

## 21.14.020 DEFINITIONS

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*Campsite* means any defined area which is used for overnight stays by an individual, a ~~single camping family~~, group, or other similar entity.

...

*Development Impact Fee-Related Definitions.* For purposes of GJMC § 21.02.070, the following terms shall have the following meanings:

...

*Commencement of impact-generating development.* Commencement of impact-generating development occurs upon either:

1. The submittal of a complete application for the development of a nonresidential development or multifamily-unit for-rent development for which construction commences on or before two years from the date of complete application submittal; or
2. Planning Clearance for residential uses intended for fee simple ownership such as single-family-unit homes, townhomes, or condominiums.

...

*Dwelling unit* means a building or portion thereof that provides complete, independent living facilities for a ~~single family~~ one or more individuals maintaining a household, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...

*Dwelling, co-housing* means a community of private dwelling units that includes shared spaces, such as a community room, or shared facilities, such as a kitchen for community use. Each private unit must include sleeping and sanitary facilities. Where community spaces or facilities are provided, they need not be provided in individual units. Dormitories, rooming/boarding houses, and fraternities or sororities are not considered co-housing. Co-housing may be designed as either a multifamily-unit structure or cottage court development.

*Dwelling, cottage court* means a residential development, including co-housing developments, that combines a group of small individually owned or rented single-family unit dwellings-units, including tiny homes, on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building.

*Dwelling, duplex* means a single residential building on a single lot containing two dwelling units, each designed for use and occupancy by no more than one family household. The two units must be able to function as dwelling units independently of each other, but may be located side-by-side, in front and behind, or above and below each other.

*Dwelling, multifamily-unit* means a ~~single building that contains three or more dwelling units on the same lot, including co-housing dwellings~~ building(s) arranged, designed, and intended to be used for occupancy by three or more families households living independently of each other and containing three or more dwelling units on the same or separate lots.

*Dwelling, single-family unit detached* means a residential building designed for use and occupancy by no more than one ~~family household~~ and is not attached to any other dwelling or building by any means (except an approved accessory dwelling unit), on a single lot. Manufactured homes and tiny homes shall be considered single-family unit detached dwellings.

*Dwelling, single-family unit attached* means two or more attached single-family unit dwellings units attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is located on its own separate lot. This use is also referred to as a townhome.

*Dwelling, tiny home* means a structure that:

- (1) Is permanently constructed on a vehicle chassis;
- (2) Is designed for long-term residency;
- (3) Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;
- (4) Is not self-propelled; and
- (5) Has a square footage of not more than 400 square feet.

In order to meet this definition, a tiny home must be built to the International Residential Code as adopted by the Building Codes & Standards program within the Division of Housing. Colorado tiny homes will receive a metal plate insignia that certifies the tiny home is built to the codes and standards of the program. This use does not include manufactured homes, recreational park trailers, or recreational vehicles.

A tiny home may be a single-family unit detached dwelling unit or an accessory dwelling unit.

...

~~Family means any number of related persons living together within a single dwelling unit as a single housekeeping unit, but not more than four persons who are unrelated by blood, marriage, guardianship, or adoption.~~

...

*Group living (Use Category).* Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet "the definition of "household living." Tenancy is arranged on a month-to-month or longer basis ~~and the size of the group may be larger than a family.~~ Group living usually includes common eating areas for residents, and residents may receive care, training, or treatment. Caregivers often reside at the site. Accessory uses commonly include recreational facilities, personal storage buildings, gardens, and parking.

*Group living facility* means a type of group living characterized by the provision of training, treatment, supervision or other professional support or care and who receive care, training, treatment, supervision or other support from caregivers or staff on site. Tenancy is arranged on a monthly or longer basis, ~~and the size of the group may be larger than a typical family.~~ Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be either a form of lodging facility. Generally, group living structures have a common eating area for residents, but a common eating area by itself, without other care, treatment, supervision or other professional or health support services being provided on site, does not indicate a group living facility (a multifamily-unit residential facility, such as apartments, may, for example, have a common eating area).

*Group living facility, small* means a facility designed for and occupied by five to nine residents living together.

*Group living facility, large* means a facility designed for and occupied by 10 to 16 residents living together.

*Group living facility, unlimited* means a facility designed for and occupied by 17 or more residents living together.

...

*Home occupation* means a business activity or occupation carried on within a dwelling by members of the family household occupying the dwelling.

...

Household means ~~a family,~~ an individual, or a group of individuals ~~of not more than four unrelated persons~~ living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

The number of occupants shall not exceed the maximum allowed by health and safety codes (if and when any are found or adopted) and/or by any applicable state or federal law or regulation, and/or by applicable affordable housing standards, if any.

...

*Manufactured home or housing* means factory-built, single-familyunit structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Section 5401 et seq.), commonly known as the HUD Code (U.S. Department of Housing and Urban Development).

...

*Mobile home* means a single-familyunit dwelling, factory-built and factory-assembled residence which does not comply with the National Manufactured Homes Construction Safety and Standards Act. (42 U.S.C. Section 5401 et seq., 1978, as amended).

**INTRODUCED** on first reading this 18th day of June 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 2nd day of July 2025 and ordered published in pamphlet form.

ATTEST:

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Cody Kennedy  
President of the City Council

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Selestina Sandoval  
City Clerk

## Jacob Kaplan

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**From:** Niki Galehouse  
**Sent:** Tuesday, June 10, 2025 2:28 PM  
**To:** Andrew Teske; Ian Moore; Ian Thomas; Ken Scissors; Orin Zyvan; Robert Quintero; Sandra Weckerly; Shanon Secrest  
**Cc:** Andrew H. Teske; Ian Moore; iant8565; Kenneth Scissors; orin; Robert Quintero; sandra.weckerly@gmail.com; Shanon Secrest  
**Subject:** Update to Hearing Item  
**Attachments:** Household Definition Draft Ordinance\_Redline.pdf

Good afternoon,

Attached is a redline version of the draft ordinance for the household occupancy item this evening. While the redline form may look like a lot, the changes to the ordinance are minimal and are outlined below. A clean, strikethrough/underline version will be provided on the dais this evening. Please let me know if you have any questions.

- Changes to the recitals to reflect the conditions which prompted this ordinance.
- Changes in School Land Dedication Fee section to add clarity – unsure what was previously meant by the distinction between ‘multiple family dwelling’ and ‘multifamily dwelling,’ so simplifying those sections.
- Removing capitalization of ‘unit’ throughout
- Clarifying ‘Single-unit **Detached**’ in dimensional standards tables
- Removed redundant ‘unit’ in Broadcast Towers section of Telecommunications Facilities Use-Specific Standards
- Section 21.05.050(b)(2) was revised with Ordinance 5252. It had not yet been codified, so the changes were missed. This section has been updated to reflect the adopted and effective language.
- Section 21.06.010(b) is pending revision from ‘Simple Subdivision’ to ‘Minor Subdivision’ on June 18; updated to reflect that change.
- ‘Dwelling unit’ definition is pending revision on June 18; updated to reflect that change.
- ‘Dwelling, multifamily/multi-unit’ was revised with Ordinance 5252. It had not yet been codified, so the changes were missed. This definition has been updated to reflect the adopted and effective language.
- Change to ‘household’ definition recommended by legal.

**Niki Galehouse, AICP** (*she/her/hers*)

Planning Manager

City of Grand Junction

250 N. 5<sup>th</sup> St, Grand Junction, CO 81501

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