

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5280

AN ORDINANCE AMENDING SECTIONS OF THE TRANSPORTATION
ENGINEERING DESIGN STANDARDS (TITLE 29 OF THE GRAND JUNCTION
MUNICIPAL CODE) REGARDING MULTI-PURPOSE EASEMENTS AND SIGHT
ZONE IN STANDARD AND ALTERNATE STREET SECTIONS

Recitals

The City Council desires to maintain effective design standards that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Transportation Engineering Design Standards 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 29 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

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29.68 ALTERNATE STREET STANDARDS

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29.68.020 Performance Criteria

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- (i) Right-of-Way and Multi-Purpose Easements

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(2) The standard 14-foot multi-purpose easement may be reduced in width if adequate space is shown to exist within the street right-of-way. The standard multi-purpose easement width on streets with a buffer between the sidewalk and the curb is 10-feet. Where the Zoning and Development Code allows a front setback of five feet or less, the multi-purpose easement may be relocated, reduced, or eliminated provided that the Director or designee determines that utilities can be adequately installed and maintained.

APPENDIX

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Principal Arterial

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Notes

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- See details of Multi-purpose Easement Adjacent to Right-of-Way in the standard contract documents.
- Where the Zoning and Development Code allows a front setback of five feet or less, the multi-purpose easement (MPE) may be relocated, reduced, or eliminated provided the Director or designee determines that utilities can be adequately installed and maintained.
- For Sight Zone requirements refer to 29.28.150 of the TEDS Manual.
- Where the Zoning and Development Code allows a zero-foot front setback, and where this option is elected, the five-foot "sight zone" may be eliminated with adequate sight distance design for safe sidewalk and street traffic to be evaluated with development review. Single-unit and duplex residential vehicle access along any street frontage is prohibited. All single-unit and duplex residential vehicle access must be provided via alley. The sight distance triangles in 29.28.140 still apply at intersections and accesses.

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Minor Arterial

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Notes

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Major Collector 78' ROW \geq 35 MPH

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Low Speed Major Collector 70' ROW < 35MPH

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Minor Collector

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Local Commercial

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Notes

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Residential and Industrial Local Street

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Notes

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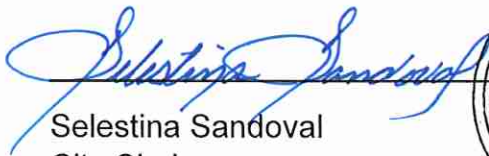
INTRODUCED on first reading this 17th day of September 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 1st day of October 2025 and ordered published in pamphlet form.

ATTEST:



Cody Kennedy
President of the City Council



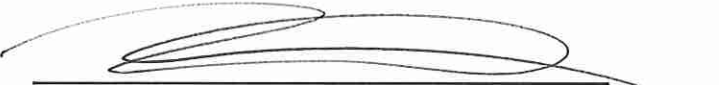
Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5280 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th of September, 2025, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 1st of October 2025, at which Ordinance No. 5280 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of October 2025.


Deputy City Clerk

Published: September 20, 2025
Published: October 4, 2025
Effective: November 3, 2025

