

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5285

**AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) REGARDING CONNECTION TO SEWER MANDATORY – CONSTRUCTION, USE AND/OR REPAIR OF PRIVIES AND/OR SEPTIC TANKS DISALLOWED IN THE CITY OF GRAND JUNCTION**

**Recitals:**

On April 3, 2013, Ordinance 4574 repealed and re-enacted Section 13.04 of the Grand Junction Municipal Code pertaining to Wastewater System regulations including Chapter 13.04.090 *Connection to sewer mandatory - construction, use and/or repair of privies and/or septic tanks disallowed* and Chapter 13.04.110 *Private disposal systems*.

On August 16, 2023, Ordinance 5170 revised Chapter 13.04.140 to allow for buildings within the same parcel to share a sewer service line and require separate sewer service should the parcel be subdivided. The revisions to that Chapter are intended to facilitate the construction of accessory dwelling units (ADUs).

The City Council and the Mesa County Board of Commissioners establish the policy for the operation of the Persigo Wastewater system and as such have determined that certain property owners be allowed the option of maintaining an existing septic system used in connection with a principal residential structure when constructing an accessory dwelling units (ADUs) and that the ADU be connected to the sanitary sewer system.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of and adoption of the foregoing Recitals that Chapter 13.04.090 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in ~~strikethrough~~:**

§ 13.04.090 Connection to sewer mandatory – Construction, use and/or repair of privies and/or septic tanks disallowed.

(a) The owners of all houses, buildings or properties used for human occupancy, employment, recreation and/or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that such public sewer is within 400 feet (122 meters) of the property line.

(b) It shall be unlawful to construct, use or maintain and/or repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater when the same site is within 400 feet of an existing public sewer with sufficient capacity and official notice disallowing the use of the same shall have been given to the owner of the house, building or property.

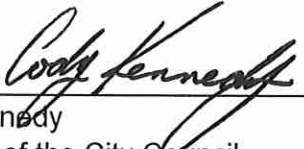
(C) WHERE AN ACCESSORY DWELLING UNIT (ADU) IS CONSTRUCTED ON THE SAME PARCEL AS A PRINCIPAL RESIDENTIAL BUILDING WHICH IS SERVED BY A FUNCTIONING PRIVATE SEWAGE DISPOSAL SYSTEM, CONNECTION TO SEWER WILL BE MANDATORY FOR THE ADU. THE PRINCIPAL RESIDENTIAL BUILDING MAY BE ALLOWED TO MAINTAIN A PRIVATE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH GJMC § 13.04.110 UNTIL SUCH SYSTEM FAILS. WHEN THE PRIVATE SEWAGE DISPOSAL SYSTEM FAILS, THE PROPERTY OWNER WILL BE REQUIRED TO NOTIFY THE CITY AND CONNECT TO SEWER IN ACCORDANCE WITH GJMC § 13.04.140.

Severability.


The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 5<sup>th</sup> day of November 2025 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this 19<sup>th</sup> day of November 2025 and ordered published in pamphlet form.

  
Cody Kennedy  
President of the City Council

ATTEST:

  
Selestina Sandoval  
City Clerk





**§ 13.04.110 Private disposal systems.**

**(a) Connection to Private Disposal System Where Public System Is Unavailable.** Where a public, sanitary or combined sewer is not available under the provisions of GJMC § **13.04.090**, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this code.

**(b) Type, Capacities, Location and Layout.** The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the Colorado Department of Public Health and Environment and any and all conditions, requirements or standards of the City.

**(c) Connection to Public Sewer Upon Availability of Public Sewer – Abandonment of Private Facilities.** At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in GJMC § **13.04.090**, a direct connection shall be made to the public sewer in compliance with this code within 120 days after the date of official notice to do so, and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.

**(d) Sanitary Operation.** The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City.

**(e) Additional Requirements of the County's Health Officer.** No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the County's Health Officer.

**§ 13.04.140 Building sewer – Separate sewer required for each building – Exception for buildings on the same parcel.**

A separate and independent building sewer shall be provided for every building except where more than one building is located on the same parcel where the buildings may, as provided in this section, be served by a shared sewer service line.

A property owner applying for sewer service for more than one building on the same parcel ("applicant") may apply to the City Manager to connect the second building to the existing sanitary sewer system connection. The City Manager or his/her designee will review and approve, conditionally approve, or deny the applicant's request in writing. As required by GJMC § **13.04.150**, an existing building sewer may be used in connection with a new building only when found, on examination by the City Manager or his/her designee, to meet all requirements of this code, whose requirements include but are not limited to the applicant being bound to all current standard specifications for the construction of pipe and fittings for sanitary sewer service lines all of which shall consider the size, slope, and material(s) for construction for service lines.

If the parcel is subdivided, a separate and independent sewer service line(s) shall be provided for each parcel. Separate parcels shall not share or be served by a single (common) sewer service line(s).

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5285 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5<sup>th</sup> of November, 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 19<sup>th</sup> of November 2025, at which Ordinance No. 5285 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 24<sup>th</sup> day of November 2025.

  
Deputy City Clerk

Published: November 8, 2025  
Published: November 22, 2025  
Effective: December 22, 2025

