

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5298

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING APPLICATION OUTREACH MEETINGS AND ACCESSIBLE PARKING

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. The City Council also recognizes the importance of remaining compliant with applicable laws of the State of Colorado.

Staff has identified two application types which presently require an application outreach meeting, whereas in one case the requirement is impractical to implement and inconsistent with standard practice, and in the other case the requirement is disproportionate to the impact of the application type.

Staff has also identified two provisions concerning the provision of accessible parking spaces and electric vehicle charging stations that are required to be adopted from the Colorado Electric Vehicle Charging Model Land Use Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language underlined):

21.02.030 COMMONLY APPLICABLE PROCEDURES

The requirements described in this section are common to many of the procedures contained in this Code. Table 21.02-3 summarizes the common application procedures

in this Code and identifies whether they are required for the specific procedures defined in GJMC 21.02.050. Exceptions to these general rules apply and may be identified in the regulations for the specific procedures.

(a) Summary Table of Commonly Applicable Procedures

Table 21.02-3: Summary Table of Commonly Applicable Procedures

* = Optional □= Required Gray Box = Not Applicable

PDIM = Proposed Development Information Meeting

NCM = Neighborhood Comment Meeting

Section	Procedure	Genera l Mtg	Pre- App Mtg	Applic. Outreac h Mtg	Publi c Notic e	Public Hearing
	Detailed requirements in GJMC:	Error! Refer ence source not found.	Error! Refer ence sourc e not found.	Error! Referenc e source not found.		Error! Reference source not found.
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Applications Requiring a Public Hearing

21.02.050(d)	Code Text Amendment	*	*	NCM	✓	✓
21.02.050(p)	Vacation of Public Right-of-Way or Easement	*	*	NCM [5]	✓	✓
...						

Notes:

...
[5] NCM, Vacation of Public Right-of-Way only.

21.08.020 OFF-STREET PARKING AND LOADING

...
(b) General Parking Standards.

...

(4) Accessible Parking.

...

(v) Any van-accessible parking space that is designated to accommodate a person in a wheelchair, is served by an EV Charging Port, and is not designated as parking reserved for a person with a disability under C.R.S. 42-4-1208 shall be counted as two standard automobile parking spaces towards applicable parking minimums.

(vi) The design of parking spaces and parking access for all EV Charging Projects shall comply with the US Access Board Design Recommendations for Accessible Electric Vehicle Charging Stations or any applicable accessibility regulations issued by the federal Department of Justice or Department of Transportation, or in state statute.

INTRODUCED on first reading this 7th day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of January 2026 and ordered published in pamphlet form.



Cody Kennedy

President of the City Council



ATTEST:



Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5298 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th of January, 2026, 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 21st of January 2026, at which Ordinance No. 5298 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 26th day of January 2026.



Deputy City Clerk

Published: January 10, 2026
Published: January 24, 2026
Effective: February 23, 2026

