

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5299

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING GENERAL AND PRE-APPLICATION MEETINGS

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.

Title 21 of the GJMC provides that pre-application meetings are required as a prerequisite to application submittal for various application types. The City's Housing Affordability Code Task Force has provided a recommendation that pre-application meetings should be voluntary and, when required, add additional costs to housing.

Staff reviewed the request and concurred with the recommendation of the Housing Affordability Code Task Force. Staff further proposed deleting all references to general meetings and pre-application meetings from Title 21, thereby removing any actual or perceived mandate, while preserving the customer service functions of these meetings.

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(a) Summary Table of Commonly Applicable Procedures. (Delete

Columns for General Meetings and Pre-Apps in Table 21.02-3, below)

Table 21.02-3: Summary Table of Commonly Applicable Procedures * = Optional check mark ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Outreach Mtg	Applic.	Public Notice Hearing
	Detailed requirements in GJMC:	§ 21.02.030 (b)(1)	§ 21.02.030 (b)(2)	§ 21.02.030 (c)	§ 21.02.030(g)	
Administrative Permits						
§ 21.02.040 (c)(2)(i)	Change of Use Permit					
§ 21.02.040(b)	Fence Permit					
§ 21.02.040 (c)(2)(ii)	Floodplain Development Permit					
§ 21.02.040(b)	Home Occupation Permit					

Table 21.02-3: Summary Table of Commonly Applicable Procedures

* = Optional check mark ✓ = Required Gray

Box = Not Applicable PDIM = Proposed

Development Information Meeting

NCM = Neighborhood Comment Meeting

Section	Procedure	General Mtg	Pre-App Mtg	Outreach Mtg	Applic.	Public Notice	Public Hearing
Detailed requirements in GJMC:	§ 21.02.030 (b)(1)	§ 21.02.030 (b)(2)	§ 21.02.030 (c)	§ 21.02.030 (c)	§ 21.02.030(g)		
§ 21.02.040(b)	Planning Clearance and Building Permit						
§ 21.02.040(c)(2)(iii)	Sign Permit						
§ 21.02.040(b)	Temporary Use Permit						
Administrative Approvals							
§ 21.02.040(d)	Administrative Adjustment	*	*				
§ 21.02.040(e)	Code Interpretation						
§ 21.02.040(f)	Comprehensive Plan Amendment, Administrative Changes	*	*				
§ 21.02.040(k)(5)	Final Plat	*	*		✓		
§ 21.02.040(Group Living	*	*	PDIM [3]			

g) § 21.02.040(l)	Processes Minor Subdivision	*	*		✓	
§ 21.02.040(k)(4)	Preliminary Subdivision Plan	*	✓	PDIM [2]	✓	
§ 21.02.040(b)	Revocable Permit, Direct or approval	*	*			
§ 21.02.040(i)	Sign Package	*	*			
§ 21.02.040(j)	Site Plan (Major)	*	✓ [1]		✓	

Applications Requiring a Public Hearing

§ 21.02.050(c)	Annexation	*	*	NCM	✓	✓
§ 21.02.050(d)	Code Text Amendment	*	*	NCM	✓	✓
§ 21.02.050(e)	Comprehensive Plan Amendment (CPA), Non-Administrative	*	*	NCM	✓	✓
§ 21.02.050(f)	Conditional Use Permit (CUP)	*	*	NCM	✓	✓

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Development Information Meeting

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Section	Procedure	Applic.			Public Notice	Public Hearing
		General Mtg	Pre-App Mtg	Outreach Mtg		
Detailed requirements in GJMC:	§ 21.02.030 (b)(1)	§ 21.02.030 (b)(2)	§ 21.02.030 (c)	§ 21.02.030(g)		
§ 21.02.050(g)	Conditional Use and Special Dimensional Permit Amendment, Termination, or Revocation	*	*	NCM	✓	✓
§ 21.02.050(h)	Extended Temporary Use	*	*	NCM	✓	✓
§ 21.02.050(i)	Institutional and Civic Facility Master Plans	*	*	NCM	✓	✓
§ 21.02.050(j)	Planned Development	*	✓	NCM [4]	✓	✓
§ 21.02.050(k)	Rehearing and Appeal	*	*		✓	✓
§ 21.02.050(l)	Revocable Permit, City Council	*	*		✓	✓

	Approval					
§ 21.02.050(m)	Rezoning	*	*	NCM	✓	✓
§ 21.02.050(n)	Special Dimensional Permit	*	*	NCM	✓	✓
§ 21.02.050(o)	Vacation of Plat	*	*	NCM	✓	✓
§ 21.02.050(p)	Vacation of Public Right-of-Way or Easement	*	*	NCM	✓	✓
§ 21.02.050(q)	Variance	*	*	NCM	✓	✓
§ 21.02.050(r)	Vested Property Rights	*	*		✓	✓
Historic Preservation						
§ 21.02.060	Historic Preservation Procedures	*	*		✓	✓

(a) General and Pre-Application Meetings.

The purpose of General and Pre-Application Meetings is to provide an opportunity for the applicant and the City to discuss the development concept prior to the application submission for a project or permit.

(1) General Meeting.

(i) Purpose.

The purpose of a General Meeting is to allow an applicant to discuss a project concept with City staff to obtain general feedback and ideas.

(ii) Applicability.

A General Meeting is optional for all development applications.

(iii) Procedure.

- (A) Based on the level of detail and information provided, the staff will give direction on the merits, procedures, and issues on a proposed project.
- (B) A General Meeting is advisory only and does not constitute or effect approval of any aspect or item of an application.
- (C) Applicants that participate in a General Meeting may still participate in a Pre-Application Meeting.

(2) Pre-Application Meeting.

(i) Purpose.

The purpose of a Pre-Application Meeting is to:

- (A) Understand the proposed project and the applicant's specific objectives;
- (B) Identify applicant time goals such as property closing dates, construction starts, and operation dates;
- (C) Identify City approvals needed before any development starts;
- (D) Identify documents, plans, drawings, fees, and process other materials necessary for a complete application;
- (E) Identify significant issues; and
- (F) Begin to familiarize the applicant with City requirements and this Code.

(ii) Applicability.

A Pre-Application Meeting is required for the following application types and optional for all other development applications:

- (A) Preliminary Subdivision Plan;
- (B) Major Site Plan; and
- (C) Planned Development.

(iii) Procedure.

(A) The Director shall inform the applicant what information the applicant must supply at the time of application submittal to begin the assessment of the project. The Director shall list the requirements and all relevant information in the applicant's project file.

(B) Any information or discussions held at the Pre-Application Meeting shall not be binding on the City or the applicant. Discussions of potential conditions or commitments to mitigate impacts do not reflect actions by the decision-making body until and unless a decision-making body takes formal action to attach that condition or commitment to an approval.

(C) The City is not responsible for making or keeping a summary of the general topics discussed at the Pre-Application Meeting.

(D) Where a Pre-Application Meeting is required for a specific application type, the application shall be filed within one year of the meeting or a new meeting shall be required.

21.02.040(b)(1) Review Procedures for Administrative Applications.

Procedures for review and decision of administrative applications are established in GJMC § 21.02.030. They are summarized here for applicant convenience.

Administrative Applications			
Action	When Applicable	Described in Section	
① General Meeting or Pre-Application Meeting	Per Table 21.02-3	§ 21.02.030(b)	
② Application Submittal & Review	All Applications	§ 21.02.030(d) § 21.02.030(e)	
③ Making changes to complete applications: Complete Applications with Changed Status	Individually, As Needed	§ 21.02.030(f)	
④ Director Decision	All Applications	§ 21.02.030(h)	

⑤	Post-Decision Actions	Individually, As Needed	§ 21.02.030(i)
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21.02.040(c)(2)(i) Change of Use Permit.

Common Procedures for Administrative Permits	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(d)

Administrative Adjustment.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting Per Table 21.02-3

②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(e)

Code Interpretation.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(f)

Comprehensive Plan, Administrative Changes.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(i)

Sign Package.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(j)

Site Plan, Major and Minor.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(k)(4)

Preliminary Subdivision Plan.

Common Procedures for Administrative Applications	
①	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.040(l)

Subdivision, Minor.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting Per Table 21.02-3
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)

Common Procedures for Administrative Applications	
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.050(b)(1) Review Procedures for Major Development Applications.

Procedures for review and decision of major development applications are established in GJMC § 21.02.030. They are summarized here for applicant convenience.

Major Development Applications			
Action	When Applicable	Described in Section	
①	General Meeting or Pre-Application Meeting	Per Table 21.02-3	§ 21.02.030(b)
②	Application Submittal & Review	All Applications	§ 21.02.030(d) § 21.02.030(e)
③	Complete Applications with Changed Status	Individually, As Needed	§ 21.02.030(f)
④	Public Notice	Determined by Specific Application Type	§ 21.02.030(g)

⑤	Planning Commission Recommendation or Decision	Determined by Specific Application Type	§ 21.02.030(h)
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Major Development Applications			
Action	When Applicable	Described in Section	
⑥	City Council Decision	Determined by Specific Application Type	§ 21.02.030(h)
⑦	Post-Decision Actions	Individually, As Needed	§ 21.02.030(i)

21.02.050(d) Code Text Amendment.

Common Procedures for Major Development Applications	
①	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(e) Comprehensive Plan Amendment, Non-Administrative.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)

Common Procedures for Major Development Applications	
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(f) **Conditional Use Permit (CUP).**

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(g) **Conditional Use, Extended Temporary Use, and Special Dimensional Permit Amendment, Termination, or Revocation.**

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(h) Extended Temporary Use Review.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(i) Institutional and Civic Facility Master Plans.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

§ 21.02.050(j)(5)(ii)(C) Outline Development Plan (ODP). Purpose and Content. An applicant may file an ODP with a Final Development Plan (FDP) for all or a portion of the property, as determined by the Director at the Pre-Application Meeting.

§ 21.02.050(j)(5)(iii)(C) Outline Development Plan (ODP). Review Procedures. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the Pre-Application Meeting.

21.02.050(l)

Revocable Permit.

Common Procedures for Administrative Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal and Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Director Decision § 21.02.030(h)
⑤	Post-Decision Actions § 21.02.030(i)

21.02.050(m)

Rezoning.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(n)

Special Dimensional Permit.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)

②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(o) Vacation of Plat.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(p) Vacation of Public Right-of-Way or Easement.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision §

	21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(q)

Variance.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

21.02.050(r)

Vested Property Rights.

Common Procedures for Major Development Applications	
④	General Meeting or Pre-Application Meeting § 21.02.030(b)
②	Application Submittal & Review §§ 21.02.030(d) and 21.02.030(e)
③	Complete Applications with Changed Status § 21.02.030(f)
④	Public Notice § 21.02.030(g)
⑤	Planning Commission Recommendation or Decision § 21.02.030(h)

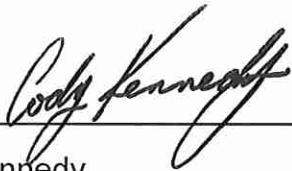
⑥	City Council Decision § 21.02.030(h)
⑦	Post-Decision Actions § 21.02.030(i)

§ 21.04.030(e)(5)(xvii)(A)(a) Concealed and Nonconcealed Telecommunications Towers (Not Including DAS or Broadcast Tower). **Procedure.**

A ~~Pre Application Meeting~~ is required for a new telecommunications tower. A permit and a Major Site Plan review shall be required for a new telecommunications tower. The permit required may be an administrative permit or a Conditional Use Permit, depending upon the zone district and/ or whether or not the site is a priority site on the Wireless Master Plan.

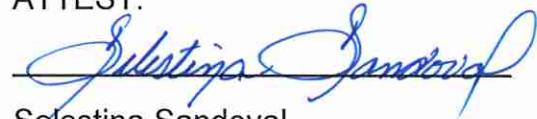
INTRODUCED on first reading this 7th day of January 2026 and ordered published in pamphlet form.

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. 5299 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. 5299 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.



Kristie McElroy
Deputy City Clerk

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

