

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5319**

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING FINAL PLAT RECORDATION, ACCESSORY DWELLING UNITS, DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL REDEVELOPMENT, LANDSCAPE SUBSTITUTIONS, SUBDIVISION NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES, SIGNS IN PUBLIC, PARKS, AND OPEN SPACE DISTRICTS, AND OUTDOOR LIGHTING**

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. Staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification.

State legislation, including SB17-129 and HB20-1318, updated the Colorado Revised Statutes to allow that counties may accept plats for recording either electronically or on paper or a dimensionally stable polyester sheet such as Cronar or Mylar or any other product of equal quality. Mesa County has implemented these standards and, accordingly, it is no longer necessary to require Mylar alone for submittal of the original, approved plat for recording.

Staff has identified the need to clarify what constitutes an "attached" accessory dwelling unit for purposes of determining whether an accessory dwelling unit is considered attached or detached. This is to ensure that the limits of the allowed number of detached accessory dwelling units are not circumvented by making superficial connections between separate structures.

Staff has determined that the application of multi-unit design standards to existing buildings is appropriate only when the addition exceeds the area of the existing building, or when changes to the existing exterior are proposed. This is to ensure that conversions of existing nonresidential buildings or small additions to add housing units are not unduly burdened by design standards which are more appropriate to significant exterior changes or additions.

Staff has determined that existing landscape regulations offer insufficient incentive to preserve existing landscape and finds that relief from planting requirements by accepting existing landscape as a substitute for required plantings will promote preservation and reduce the incidence of removing healthy, mature landscape in favor of new plantings.

Staff has determined that subdivision regulations concerning natural hazards and significant natural features are vague and ineffective, and portions of these provisions call for the inclusion on plats of features which are unnecessary or inappropriate on a plat.

Staff has determined that regulations concerning signs in Public, Parks, and Open Space zone districts contain a conflict and are vague.

Staff has identified a conflict in outdoor lighting requirements that requires resolving.

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):**

**21.02.040 ADMINISTRATIVE APPLICATIONS.**

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(k) Subdivision, Major.

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(5) Final Plat.

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(ii) Review Procedures.

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(F) Post-Decision Actions.

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b. Recordation.

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2. When all boundary line encroachments have been remedied, the Director shall proceed with recording as follows:

i. The original plat, together with any other required documentation such as, but not limited

to, the following, shall be submitted for recording along with all necessary recording fees: ~~a Mylar copy—the original, signed plat in a form acceptable to the Mesa County Clerk and Recorder's Office;~~ improvements agreements; powers of attorney; easement or right-of-way dedications not shown on the plat; covenants; deeds conveying property to the homeowners' association; etc. The plat shall contain notarized signatures of each owner of the property, necessary engineer's and surveyor's signatures, and corporate seal, if required. All signatures and seals on the plat shall be in permanent black ink.

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#### **21.04.040 ACCESSORY USES AND STRUCTURES**

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##### **(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-unit attached dwelling, a single-unit detached dwelling, or a duplex dwelling. ~~Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.~~ ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. 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-unit detached dwelling or a single-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.). For purposes of this section, "attached" means connected by a common wall, floor, or ceiling with the

principal structure, including a garage or accessory dwelling unit which is itself attached to the dwelling or is otherwise an integral part of the principal structure. Connections made by breezeway, deck, porch, stairwell, or other similar features shall not be considered attached, whether or not such features are enclosed.

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#### **21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS**

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(b) Applicability.

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(2) Redevelopment. Redevelopment that includes the replacement of building exteriors or an addition exceeding the floor area of the existing structure(s) of units shall comply to with these standards to the maximum extent practicable for the new or replacement units.

#### **21.07.100 SUBSTITUTIONS**

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The requirements outlined below may be varied based on the following rates of substitution. Plants identified as Prohibited on the Suitable Plant List may be preserved during development but will not be counted as substitutions for any planting requirements.

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(h) Existing shrubs preserved during development: one preserved shrub shall count toward the total shrub requirement as two required shrub plantings.

(i) Existing groundcover/perennials preserved during development: three preserved #1 container perennials and/or ground covers shall count toward the total shrub requirement as one required #5 container shrub planting.

#### **21.09.070 NATURAL HAZARDS AND SIGNIFICANT NATURAL FEATURES**

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~~(a) Natural Hazards. If natural or geologic hazards exist within the property, the applicant shall comply with either Subsection (a)(1), (2), or a combination of those approaches:~~

~~(1) Identify the limits of development (as defined in Subsection (b) below on the plat and include a plat note that those areas are not available for sale nor development;~~

~~(2) Provide a report from a geotechnical engineer licensed in Colorado designating the specific mitigation measures or engineering precautions necessary to make such areas safe for development and occupancy, and include a plat note stating that development will be subject to those mitigation measures and engineering precautions although the specific design needed as a part of a building permit may occur as a part of the building permit; or~~

~~(b) Significant Natural Features.~~

~~(1) Each subdivision plat shall identify each of the following that exist within the area covered by the subdivision plat:~~

- ~~(i) All significant natural features, including but not limited to bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors; and~~
- ~~(ii) All significant water features, including but not limited to drainages, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds.~~

~~(2) Each subdivision plat containing any of the features listed or referenced in Subsection (b)(1) shall show the limits of development established pursuant to Subsection (c) below and shall include a plat note clearly stating that such areas are not available for sale or development.~~

~~(c) Limits of Development. Each subdivision plat shall specify the limits of development (LOD), which shall include all specific areas of a subdivision within which development and construction shall be limited or prohibited so that natural hazard areas are avoided and significant natural features are preserved. LODs shall be determined based on:~~

- ~~(1) Available mapping of hazard areas and significant natural features;~~
- ~~(2) Site topography, including but not limited to steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines, and scenic topographic features; and~~
- ~~(3) The practical needs to give access to heavy equipment for the developed project and reasonable staging and operational areas. Plat notes shall indicate any areas in which construction or development activities are only permitted during build-out of the subdivision, and that shall thereafter be outside the LODs.~~

## **21.10.080 SIGN STANDARDS BY ZONE DISTRICT**

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~~(f) P-1 and P-2 Districts. Signage on a property zoned P-1 or P-2 shall be limited to signage allowed in the surrounding zone districts.~~

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**21.11.050 GENERAL STANDARDS.**

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(c) Shielding and Light Trespass.

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(4) Light levels measured at the property line of the development site shall not exceed 0.2 footcandles adjacent to a property zoned for single-unit detached dwelling or duplex dwelling, or 0.6 footcandles adjacent to all other properties, as a direct result of the on-site lighting. Light levels at the property line abutting the public right-of-way shall be the minimum necessary to meet the standards provided at § 21.11.050(d).

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**INTRODUCED** on first reading this 6th day of May 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 20th day of May 2026 and ordered published in pamphlet form.



Laurel Lutz  
President of the City Council



ATTEST:



Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5319 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> of May, 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 20<sup>th</sup> of May 2026, at which Ordinance No. 5319 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 26<sup>th</sup> day of May 2026.

  
Deputy City Clerk

Published: May 9, 2026  
Published: May 23, 2026  
Effective: June 22, 2026

