

CITY OF GRAND JUNCTION

ORDINANCE NO. 4259

**AN ORDINANCE AMENDING VARIOUS SECTIONS IN
CHAPTER 2 AND 3 OF THE ZONING AND DEVELOPMENT CODE
TO UPDATE OR CLARIFY CERTAIN PROVISIONS**

RECITALS:

The City of Grand Junction considers proposed updates and changes to the Zoning and Development Code (Code) on a regular basis to ensure that the Code is addressing development issues in an efficient and effective manner. Certain updates and changes to the Code are desirable to maintain the Code's effectiveness and to ensure that the goals and policies of the Growth Plan are being implemented.

The City of Grand Junction wishes to amend and update various sections of the Code that clarify certain provisions.

The City Council finds that the request to amend the Code is consistent with the goals and policies of the Growth Plan.

The Planning Commission, having heard and considered the request, found the proposed amendments further several goals and policies of the Growth Plan and recommended approval of the proposed revisions to the Zoning and Development Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ZONING AND DEVELOPMENT CODE BE AMENDED AS FOLLOWS:

Amend Section 2.2.B.3.a as follows:

Within five (5) working days of receipt of a complete application, the Director shall give notice, at the applicant's cost, by U.S. mail to each person shown as an owner within 500 feet (500') and at the address by the County Assessor.

Amend Section 2.3.B.6.c.(1) and as follows:

The Director must mail notice of a public hearing, as required in Table 2.3, by U.S. mail at the applicant's cost to each owner at the address on file with the Mesa County, Colorado Assessor.

Amend Section 2.3.B.6.c.(3) and as follows:

Mailed notice shall state the date, time and place of the hearing, a general description of the proposal, the location of the project, a statement explaining that any person will be heard at the public hearing and other such requirements. Newspapers clippings of the published notice shall not be used for mailed notice. Notice shall be delivered by U.S. mail.

Amend Table 2.3, Public Hearing Notice Provisions, 3rd column heading, as follows:

Mailed Notice²

Amend Table 3.5, Use/Zone Matrix, to show Multifamily as an allowable use in the C-1 zone district.

Introduced for first reading this 18th day of June, 2008.

Passed and adopted this 2nd day of July, 2008.

Gregg Palmer
President of the Council

Attest:

Stephanie Tuin
City Clerk