CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5349

AN ORDINANCE AMENDING FIGURE 04.04-1 IN SECTION § 21.04.040(e)(2)(i)(E) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING THE PROHIBITION OF RESTAURANT AND RETAIL DRIVE-THROUGH USES WITHIN A SPECIFIED AREA

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.

In November 2000, the City Council adopted Ordinance No. 3303, which introduced the Mixed Use zone district, and Ordinance No. 3304, which updated the City's zoning map to apply the Mixed Use (M-U) zone district to properties designated as Mixed Use by the 24 Road Corridor Subarea Plan (also adopted in November 2000 by Resolution No. 109-00). Restaurant and retail drive-throughs were not allowed in the M-U district.

The City has maintained a prohibition on restaurant and retail drive-throughs, either by zone district or by a geographic area, since that time. However, changes to adopted plans, including the Comprehensive Plan, support removing certain property from the area subject to the current, geographic prohibition. The area affected by this amendment is appropriate for the establishment of land uses with restaurant and retail drive-throughs.

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 amendment.

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 <u>underlined</u>):

21.04.040(E) ACCESSORY USE-SPECIFIC STANDARDS

...

(2) Commercial Uses.

...

(i) Drive-Through Facility.

(E) Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

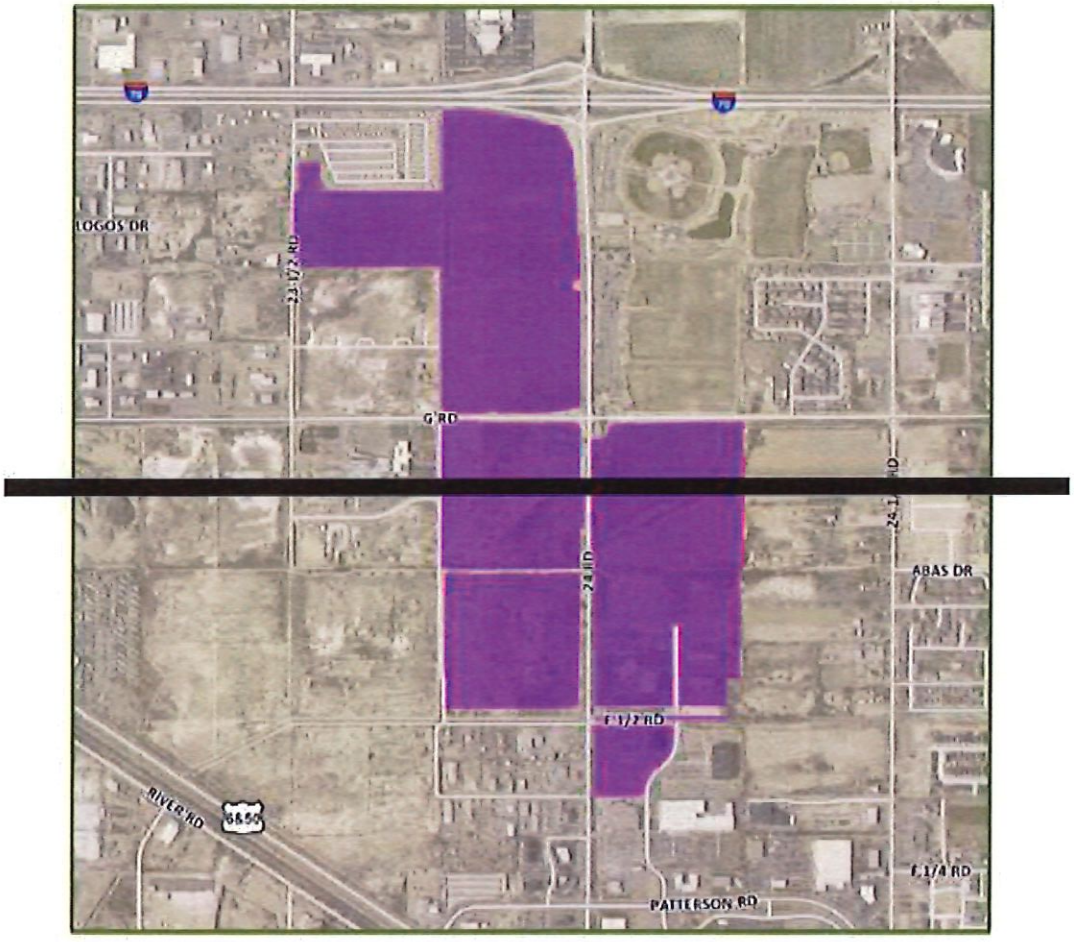


Figure 04.04-1

Prohibited Restaurant and Retail Drive-Through Areas

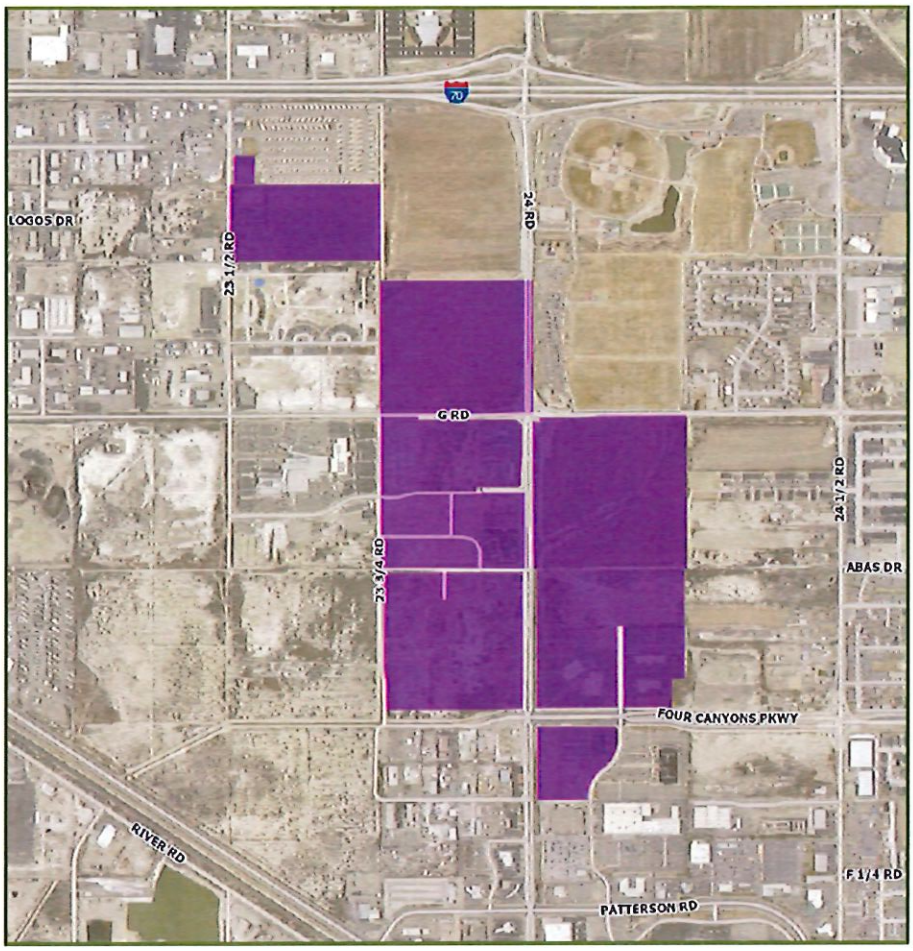


Figure 04-04-1
Prohibited Restaurant and Retail Drive-Through Areas

INTRODUCED on first reading this 4th day of November 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of November 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. 5349 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th of November, 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 18th November which Ordinance No. 5349 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 24th day of November 2026.

Deputy City Clerk

Published: November 7, 2026
Published: November 21, 2026
Effective: December 21, 2026

CITY OF GRAND JUNCTION COLORADO