

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4467

AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING THE RECORDING OF SUBDIVISIONS

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

Staff makes the following proposals in an effort to maintain the effectiveness of the Zoning Code.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.02.070(u)(4) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(4) If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the preliminary subdivision plan shall require another review and processing as per this section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

All other provisions of Section 21.02.070(u) shall remain in full force and effect.

Section 21.020.070(a)(8)(ii) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(ii) The Director may extend the permit for up to 180 more days if the applicant proves he/she can complete the project in conformance with currently adopted codes and policies, except the Director may grant one extension of 12 months for a preliminary subdivision or unrecorded final plat, in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(a)(8) shall remain in full force and effect.

Section 21.020.070(r)(6) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(6) Validity. The applicant may propose a development phasing schedule at the time of application for a preliminary subdivision plan for consideration by the Director. In the absence of an approved phasing schedule, a preliminary subdivision plan approval shall be valid for only two years, during which the applicant shall obtain final plat approval for all or a portion of the property. If a part of the property in the preliminary subdivision plan is final platted within two years, the preliminary subdivision plan approval shall be automatically renewed for an additional one year following the recording of each final plat, unless the Director notifies the applicant, in writing, to the contrary. The applicant shall plat the entire property included in the preliminary subdivision plan within six years of the initial plan approval date. After six years, approval of unplatted portions of the preliminary subdivision plan shall be considered void unless an extension is requested and approved by the decision-making body in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(r) shall remain in full force and effect.

Section 21.02.070(s)(4)(iv) regarding approval of final plats shall be amended as follows (Amendatory language is shown by underline or strikethrough):

(iv) Form of Final Action. The form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of this section. If the Director approves the final plat, then the applicant's surveyor or engineer shall then make any changes necessary or required to comply with final approval conditions. The plat shall then be recorded within two years of action by the Director or as directed in the approved phasing plan/development schedule, subject to extensions granted in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(s)(4) shall remain in full force and effect.

INTRODUCED on first reading the 2nd day of May, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 16th day of May, 2011 and ordered published in pamphlet form.

ATTEST:



City Clerk



President of the Council