

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4619

AN ORDINANCE AMENDING SECTION 21.02.070(a)(8)(i), VALIDITY, OF THE GRAND JUNCTION MUNICIPAL CODE TO EXTEND THE VALIDITY OF THE MINOR AND MAJOR SITE PLAN APPROVAL FROM ONE YEAR TO TWO YEARS

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances. The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

The proposed amendment to Section 21.02.070(a)(8)(i) extends the validity of the minor and major site plan approval from one year to two years. This change will help accommodate the increasing demand for more flexibility for developers to secure financing on "spec" projects and/or to market approved projects.

Site plan approval for minor and major site plans is currently one year. The Director may extend the approval for another 180 days, effectively giving the applicant 1-1/2 years to obtain a planning clearance for construction of a building or structure. Even with the current flexibility of the Zoning Code, developers are still experiencing difficulties securing financing for their projects or buyers who can obtain financing.

The proposed amendment will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing more flexibility for the entitlement of site plans.

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 amendment 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 amendment to extend the validity of the minor and major site plan approval from one year to two years 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(a)(8)(i) is amended as follows (deletions shown by strikethrough, additions are underlined):

(i) Administrative permits shall expire after the issue date according to the following table:

Permit Type	Expiration
Administrative Permits (except below)	One year
Planning Clearance and Building Permit	180 days
Fence Permit	180 days
Home Occupations	n/a
Preliminary Subdivision	Two years
Final Plat (unrecorded)	Two years
<u>Minor and Major Site Plans</u>	<u>Two years</u>


INTRODUCED on first reading the 15th day of January, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 5th day of February, 2014 and ordered published in pamphlet form.

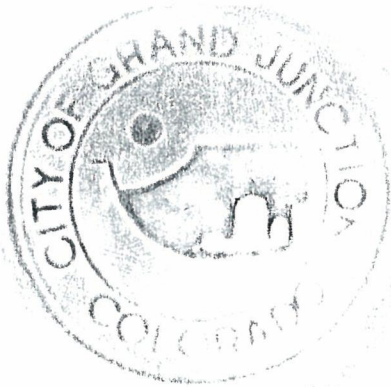
ATTEST:



President of the Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4619 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of January, 2014 and that 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 5th day of February, 2014, at which Ordinance No. 4619 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 10th day of February, 2014.

Stephanie Tuin

Stephanie Tuin, MMC
City Clerk

Published: January 17, 2014
Published: February 7, 2014
Effective: March 9, 2014

