

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4498**

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**AN ORDINANCE AMENDING SECTION 21.06.010(f)  
OF THE GRAND JUNCTION MUNICIPAL CODE**

**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.

Section 21.06.010(f) currently requires a developer to underground existing overhead utilities along streets and alleys that are contiguous with the development, and allows payment of a fee in lieu of undergrounding under certain circumstances.

The Grand Junction City Council finds that it is in the best interest of the community to allow overhead utilities along alleys to remain overhead.

The Grand Junction City Council desires the Zoning and Development Code's infrastructure standards to be clear so that a developer can anticipate with as much accuracy as possible costs associated with a development, and finds that the proposed amendment clarifies the requirement to install utilities underground.

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 an amendment eliminating the requirement for undergrounding overhead utilities along alleys 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 21.06.010(f) is amended as follows:


(f) Utilities. Utilities, including, but not limited to, telephone, cable, television, electric, and natural gas, shall be provided and paid for by the developer and shall be installed underground. All existing overhead utilities along streets contiguous with the development shall be installed underground prior to street construction. When the development has less than 700 feet of frontage along a street the Director has discretion to accept a payment of cash in lieu of requiring the developer to underground the existing overhead utilities. The payment amount shall be determined as set forth in the adopted fee schedule. Necessary above-ground facilities (e.g., pedestals, transformers, and transmission lines of 50 KV capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director.

All other provisions of Section 21.06.010 shall remain in full force and effect.

INTRODUCED on first reading the 16<sup>th</sup> day of January, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 1<sup>st</sup> day of February, 2012 and ordered published in pamphlet form.

ATTEST:

  
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City Clerk

  
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President of the Council