

Having been duly posted on the 19th day of October, 2000, and the public having the opportunity to comment on the propriety of the following regulation, the regulation will be duly promulgated and become effective on the 29th day of October, 2000.

RE: ADMINISTRATIVE REGULATION 00-2

Zoning and Development Code
City of Grand Junction

Issued by: /s/ Katherine Portner 10-23-00
Katherine M. Portner Date
Acting Director of Community Development

Topic:

Interpretation of requirements for “Telecommunications Facilities/Towers” project reviews in the Zoning and Development Code (the Code) Section 4.3 R (Use-Specific Standards).

Background:

Due to the advent and burgeoning growth of wireless telecommunications services throughout the nation, Ordinance No. 3184, Amending the Zoning and Development Code to Provide for the Regulation of Telecommunications Facilities and Towers and Declaring an Emergency, was passed and adopted on the 20th day of October, 1999, by the City Council of the City of Grand Junction. Adoption of the new Zoning and Development Code, effective date April 22, 2000, has included Ordinance No. 3184 in above referenced Section.

The implementation of Ordinance No. 3184 is necessary to protect and promote the health, welfare and safety of the citizens of the City of Grand Junction; specifically as they apply to residentially zoned and used properties.

Administrative Interpretation:

In Section 3.5, Table 3.5 (Use/Zone Matrix), Telecommunications Facilities are listed as a Conditional Use Permit review procedure. An exemption would be amateur radio equipment less than ten (10) feet tall measured from grade or less than ten (10) feet from the highest point of the roof. In accordance with this Section 4.3 R, an interpretation shall also include commercial antennas or equipment measuring less than ten (10) feet tall from grade or less than ten (10) feet from the highest point of the roof. If a building permit is required for these types of equipment, then a Planning Clearance must be obtained from the Community Development Department. Any other type of Telecommunications Facilities shall proceed as a Conditional Use Permit review.

Requirements of Section 4.3 R in the Zoning and Development Code for Telecommunications Facilities/Towers includes setbacks from residentially zoned or used property by a minimum of two hundred (200) feet or two hundred (200) percent of the height of the proposed tower or facility, whichever is greater. Since this wording does not allow placement in a residentially zoned or used property, an interpretation of this Section of the Code will reference the setback to adjacent residentially zoned or used property when the Telecommunications Facilities proposed location may be within a residentially zoned or used property.

Requirements of Section 4.3 R in the Zoning and Development Code for Telecommunications Facilities/Towers also includes a site plan review for any alteration, addition, or installation on an existing tower. An exemption from this Section of the Code will include the above referenced commercial antenna not above 10' from the highest point of the roof. A Planning Clearance shall be required for this type of antenna. Any antenna co-located on an existing tower, as long as it does not increase the height of said tower, shall require a Minor Site Plan Review.