



RE: ADMINISTRATIVE REGULATION NO. 01-2010
Zoning and Development Code
City of Grand Junction

ISSUED BY: *Tim Moore*
Tim Moore, Director of Public Works and Planning

4-28-10
Date

Topic:
Neighborhood Meetings as related to the Condominium Plat Process

Background and Purpose:

On April 5, 2010 the City Council approved the new Zoning and Development Code which, among other things, modified the way the City processes subdivisions and condominium plats. Under the previous 2000 Code a subdivision of 3 lots or greater required Planning Commission approval and a neighborhood meeting was only required for a subdivision of 35 lots or greater. Under the new 2010 Code all subdivisions are processed administratively and a neighborhood meeting is required for all subdivisions of 3 lots or greater.

Under the previous Code the condominium plat process was separate from the subdivision process. Commercial condominium plats were approved administratively and Planning Commission reviewed and approved residential condominiums. A neighborhood meeting was not required for either process.

When the 2010 Code was adopted the condominium plat process was placed under the subdivision process. This merger removed the need for Planning Commission to review and approve residential condominium plats but created confusion as to whether or not a neighborhood meeting is required prior to submittal of an application for a condominium plat. Because condominium plats now follow the subdivision process, it could be construed that a neighborhood meeting is required for condominium plats of 3 units or greater.

Administrative Interpretation:

Section 21.02.080 (e) states that: "A neighborhood meeting should produce a better project through dialogue between the developer and neighbors leading to consensus. A neighborhood meeting is intended to provide information about the project so neighbors may gauge significant impacts and propose reasonable changes to the project. Neighborhood meetings are required

before an application is submitted.” The purpose of a neighborhood meeting makes sense when a project is proposed on vacant property, redevelops an existing site or adds more density or intensity to a neighborhood. In these instances it is not only appropriate but essential to give neighborhoods the opportunity to raise issues and voice concerns prior to submittal of an application. It does not make sense if the process only establishes how a structure is to be owned. Because a condominium plat subdivides “airspace” within an existing or approved building issues relating to density or intensity, landscaping, parking, use, location of structures, etc. have generally already been addressed. Consequently a neighborhood meeting would not produce a better project or provide reasonable changes.

Therefore, it is the considered opinion of the Director that little or no benefit may be derived from holding a neighborhood meeting prior to submittal of an application for a condominium plat.

It is for these reasons that the Director finds and determines that the foregoing interpretation eliminates confusion, clarifies the intent and effectuates the City Council’s purposes in adopting the Code sections described.