

Having been duly posted on the 14th day of May 1996 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 27th day of May, 1996.

RE: **ADMINISTRATIVE REGULATION NO. 2-96**
 Zoning and Development Code
 City of Grand Junction

ISSUED BY: _____ Date
 Kathy Portner, Acting Community Development Director

Topic: Regarding the City's School Land Dedication Fee and the application of school impact fees to replats.

Background: The City of Grand Junction's School Land Dedication Fee Ordinance does not specifically address the applicability of the fee to replats. The intention of the ordinance, as expressed therein and by the Planning Commission and City Council in their public hearings, is to assure that new residential subdivisions bear a proportional share of the cost of acquiring sites for school facilities made necessary by residential growth. Except in the case of boundary line adjustments, lots are created by the replat process and therefore are no different, in effect, than a “regular” subdivision.

Administrative Interpretation: The school impact fee shall apply to *all* lots created as a result of a replat, except in the case of a boundary line adjustment where no new lots or parcels are created.

