

AN ORDINANCE AMENDING CHAPTER 32, THE ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION SETTING STANDARDS FOR CERTAIN PROCEDURES AND ESTABLISHING FEES FOR CERTAIN ACTIVITIES UNDER THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the following sections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

Section 10. AMENDMENTS.

e. Survey Required: All requests for changes in the zoning map shall be accompanied by an impact study analyzing the need for such additional zone district area. Such studies shall present specific data on all the following points:

(1) Residential Zone Changes

- (a) Need for such additional zone change
- (b) Impact (present and future) on surrounding area, developed and undeveloped
- (c) Distance To:
 - 1 Business centers
 - 2 Employment centers
 - 3 Community facilities; schools, parks, churches, etc.
- (d) Access to area; traffic patterns
- (e) Accessibility of utilities
- (f) Impact on city facilities; sewer, water, sanitation, fire, police, traffic, etc.

(2) Business, commercial, and industrial zone change.

- (a) Need for such additional zone change
- (b) Neighborhood to be served
- (c) Impact present and future, on surrounding area, developed and undeveloped
- (d) Access to area, traffic patterns
- (e) Accessibility of utilities
- (f) Impact on city facilities; sewer, water, sanitation, fire, police, traffic, etc.

f. Fees and Expenses: All requests for changes in the zoning Ordinance

or map, except those initiated by the City Council or City Planning Commission, shall be accompanied by a fee of Two Hundred Seventy Dollars (\$270.00) for administrative expenses and costs.

2. That Section 10. Amendments of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended by adding thereto a subsection k. to read as follows:

Section 10. AMENDMENTS.

k. Filing Procedures: The petitioner shall submit to the Director of Development the original and fifteen (15) copies of a completed rezoning petition and a survey and fifteen (15) prints of a vicinity map of the area.

The Director of Development shall, after fifteen (15) days of required advertising, present the petition to the Planning Commission at the next timely meeting of such board where rezoning petitions are considered.

3. That Section 3. ZONE CLASSIFICATIONS, b. Zone Districts (15) PLANNED DEVELOPMENTS D. ADMINISTRATIVE PROCEDURES 1. Outline Development Plan e. of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(15) PLANNED DEVELOPMENTS

D. ADMINISTRATIVE PROCEDURES

1. OUTLINE DEVELOPMENT PLAN

e. Accompanying the application will be a filing fee of Two Hundred Sixty Five Dollars (\$265.00).

4. That the Conditional Use section of Section 11. Definitions and limitations is amended to read as follows:

Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and words

Conditional Use.

(1) Definition: A use which requires action by the Commission after a public hearing for which public notice is required the decision of the Commission shall be made after consider the following factors:

- (a) Apparent community need for the use
- (b) Suitability of Location for the use
- (c) Property values of surrounding area
- (d) Plan of development of use

Any use existing on the effective date of this ordinance or effective date of last zoning, which is a conditional use the zone district where it is located shall be considered

"use by right" and non-conforming use and need not be approved by the Commission.

(2) Procedure:

proposed
developer

(a) The developer shall provide the Director of Development with the original and fifteen (15) prints of the site plan at a scale of one inch equals twenty feet and on a 24 x 32" sheet. At the time of filing, the developer shall pay a fee in the amount of Two Hundred Twenty Five Dollars (\$225.00) to cover the cost of review and advertisement. The Director of Development shall, when applicable, furnish a copy of such plan to:

Public Service Co. (2)
Mountain States Telephone
Comtronics Cable T.V.
City Engineer
City Utility Department
Parks & Recreation Department
Fire Department
Transportation Department
City Attorney
Sanitation Department
Police Department
Remainder of list, when applicable

Such offices and agencies shall advise The Director of Development of any comments or objections to such plan, within ten (10) days of the receipt of the same, and failure to object within ten (10) days shall constitute approval by such office or agency. The Director of Development shall present the proposed site plan, together with any comments of reviewing offices and agencies to the Planning Commission at the next timely meeting of such board.

- (b) In taking action on the proposed site plan, the Planning Commission shall consider any comments received from agencies or offices reviewing copies of the proposed plan. At such meeting, the Planning Commission shall recommend to the City Council either approval, approval with conditions or disapproval of same.
- (c) After taking action on the Conditional Use, the Planning Commission shall submit the petition together with its recommendation thereon, to the City Council.
- (d) Upon receipt of the Conditional Use, the City Council either approves, approves with conditions or disapproves the Conditional use.
- (e) All proposed site plans shall be on 24 x 32" sheet and at a scale of one inch equals twenty feet to adequately identify the following information:
1. Title of Development
 2. Zoning of property
 3. Location of property

4. Proposed locations and dimensions of all structures (existing and proposed)
5. A circulation plan for vehicles and pedestrians
6. Screening and major landscape plans
7. Proposed construction time schedule
8. Appropriate space for certification of approval by the Chairman of the Planning Commission and Director of Development
9. Contours, existing and final, at two foot intervals
10. Adjacent land uses and locations

(f) Names and addresses of all adjacent property owners shall be furnished by the applicant.

5. That Section 3 ZONE CLASSIFICATIONS a. use Groups (1) Residential Use 1.8 Residential Bulk Development is amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use . . .

1.8. Residential Bulk Development.... consists of an area planned as a unit to provide variation in building placement, which is developed as a Bulk Development Plan as defined, processed and approved according to the regulations established for this section.

Under the provisions of this section and related regulations, the Planning Board and City Council may vary requirements as to minimum area of individual lots, lot frontage, set back, side yard, rear yard and maximum height of buildings, normally required in the zone in which said Bulk Development is proposed to be located. At the time of filing, the developer shall pay a fee in the amount of Two Hundred Fifty Dollars (\$250.00) to cover the cost of review and advertisement.

PASSED and ADOPTED this 19th day of September, 1973.

/s/ Stanley R. Anderson
President of the Council

ATTEST:

/s/ Neva B. Lockhart
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1463, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of September, 1973, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of September, 1973.

/s/ Neva B. Lockhart
City Clerk

Published:
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