ORDINANCE NO. 2080

AMENDING THE ZONING AND DEVELOPMENT CODE OF THE CITY AS TO MINOR CHANGES IN FINAL PLANS, COMMERCIAL VEHICLES IN RESIDENTIAL NEIGHBORHOODS, DEFINING EQUIPMENT AND HEAVY EQUIPMENT, PROVIDING FOR PAYMENT OF CERTAIN FEES, PROVIDING FOR NOTICE TO ADJACENT OWNERS, AND PROVIDING FOR MEASUREMENT OF SIGNS.

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

That the following sections and subsections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended as is indicated:

1. That Section 7-5-6A of said Chapter is repealed and reenacted to read:

"A. Minor changes may be authorized by the Administrator under the following provisions, if those changes are required by engineering or other circumstances not foreseen at the time the final was approved.

1. No changes may increase the dimensions of any buildings or structures by more than ten percent (10%).

2. Changes affecting external setbacks, roads, access to roads, easements or overall traffic circulation shall be sent to the appropriate agencies for review in accordance with 2-2-2. The decision of the administrator to approve or deny the change shall be based on the response of reviewing agencies and other relevant information (see 7-5-6A 3d).

3. The term "minor changes", as used in this section, is considered as changes which do not alter the overall characteristics of the total plan and create no adverse impacts on adjacent uses or public services and facilities. Some examples of what can be considered as minor changes are:

a. Changes in location and species of landscaping and/or screening as long as the approved character and intent is maintained.

b. Changes in the orientation of portions of parking areas as long as the effectiveness of the overall site circulation and parking is maintained.

c. The reorientation, but not complete relocation or major structures.

d. Changes resulting in a decrease of building separation or setbacks as long as those changes will not impact adjacent properties or uses. Notification to adjacent property owners shall be required whenever the change is abutting an existing use. If the abutting owner notifies the Administrator that the change is not acceptable, the Administrator shall refer the request to the

Planning Commission at the first available meeting."

2. That Section 5-3-1 of said Chapter be amended by the addition of a subparagraph C, reading as follows:

"C. Commercial Vehicles parked in public right-of-way abutting residential zoned areas shall not exceed 1 1/2 tons rated carrying capacity."

3. That Chapter 13 of said Chapter be amended by the addition of two definitions, reading as follows:

"Equipment - rolling or unstationary stock except that, for the purpose of this code, it shall not include those items defined as Heavy Equipment.

???? a capacity of more than 3 tons, crawler-type tractors and earth movers weighing more than 3 tons, dump trucks with the capacity of 10 cubic yards or more, and other equipment of comparable size and weight."

4. That Section of 2-2-2G of said Charter be amended by the addition of a paragraph 12, reading as follows:

"12. Recording Fees required by the office of the Mesa County Clerk and Recorder shall be paid by a petitioner at the time of recording."

5. That said Chapter Section 7-5-3A2 be amended by the addition of a paragraph h, Section 7-5-4B be amended by the addition of a paragraph 7, Section 8-2 be amended by the addition of a subsection 4, Section 10-1-1C2 be amended by the addition of a paragraph c and Section 6-7-2B4 be amended by the addition of a paragraph I, all reading as follows:

"Names and addresses of all adjacent (see definition) property owners within 200 feet of all boundaries of the property."

6. That Section 4-7-2 be amended to read as follows:

"4-7-2 The following accompanying material SHALL be required with the site plan:

A. Elevations and/or perspective drawings of proposed structures.

B. A proposed development schedule indicating:

1. Approximate date of construction.

2. Stages in which the project may be developed.

3. The anticipated rate of development.

4. The approximate date of completion of the project.

C. Agreements, provisions or covenants which may govern the use.

D. NAMES AND ADDRESSES OF ALL ADJACENT (SEE DEFINITION) PROPERTY OWNERS WITHIN 200 FEET OF ALL BOUNDARIES OF THE PROPERTY.

E. Any other material which may be needed to adequately review the specific project for compliance with the requirements of this Code such as contours and hours of operation.

F. Restoration or reclamation plans shall be required for all extractive uses and may be required for other uses as necessary."

7. That Section 6-8-2B of said Chapter be amended by the addition of a paragraph 8, reading as follows:

"8. Names and addresses of all adjacent (see definition) property owners within 200 feet of all boundaries of the property, unless adjacent property owners have received notification of a preliminary submittal within 6 months of the final submittal."

8. That Section 5-7-6H1 of said Chapter be amended to read as follows:

"1. The total surface area of one sign face of free-standing signs, roof signs and projecting wall signs shall be counted as part of the maximum total surface area allowance. FOR MEASUREMENT OF DIFFERENT SHAPES OF SIGNS SEE FIGURE F 5-7-6H AS FOLLOWS:

MEASUREMENT OF SIGNS

PASSED and ADOPTED this 15th day of September, 1982.

Louis R. Brach
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President of the Council

Attest:

Neva B. Lockhart, CMC
_____
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2080, 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 1st day of September, 1982, 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 16th day of September, 1982.

Neva B. Lockhart

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Neva B. Lockhart, CMC
City Clerk

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