

ORDINANCE NO. 2091

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE TO DEFINE DENSITY, TO PERMIT SIGN INTRUSION INTO THE RIGHT-OF-WAY AND SETTING FEES WITHIN THE DEVELOPMENT DEPARTMENT.

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

1. That Chapter 13 of the City of Grand Junction Zoning and Development Code, which is Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended by the addition of a definition of "density" which shall read as follows:

"Density -- the total number of dwelling units per acre on the total parcel, lot or development, inclusive of any rights of way, easements or open space which may be required as a condition of development approval."

2. That Section 5-7-7b7c of said Code is repealed and reenacted to read:

"c. Signs may be installed at street right-of-way line. The sign face may project up to 72 inches into the right-of-way, if located 14 feet or more above grade, but shall not project closer than 24 inches to the back of the curb. If the existing street right-of-way width is less than that required in this Code, the distance shall be measured from the line of such right-of-way as required by this code rather than from the existing right-of-way line. Single legs of one way pairs shall be treated as four-lane roads."

3. That Section 2-2-2G is amended to read as follows:

"G. APPLICATION FEE SCHEDULE

Fees shall be charged to offset the cost of processing, reviews, public notices, hearings and record keeping. The various application fees are as follows:

- 1. Rezone . . . \$375
- 2. Conditional Use . . . \$420
- 3. Special Use . . . \$115
- 4. Minor Subdivision
 - Residential . . . \$225 + \$5 per lot
 - Trade Zone . . . \$225 + acreage fees
- 5. Major Subdivisions
 - Preliminary Plan . . . \$315 + acreage fees
- 6. Major Subdivision
 - Final Plat -

Residential . . . \$225 + \$5 per lot
Trade Zone . . . \$225 + acreage fees

7. Planned Development:

Rezone and ODP . . . \$375
Rezone and Preliminary . . . \$500 + acreage fee
Rezone and Final . . . \$500 + acreage fee or \$5 per residential lot
Outline Development Plan . . . \$185
Preliminary . . . \$315 + acreage fee
Final . . . \$225 + acreage fee or \$5 per residential lot

8. Development in H.O. . . . \$420

9. Vacation:

Easement . . . \$200
Rights-of-Way . . . \$425

10. Floodplain Permit . . . \$100

11. Variance . . . \$115

12. Recording fees of the Mesa County Clerk and Recorder shall be paid by the applicant at time of recording.

13. Acreage fees

5+ to 10 acres . . . \$125
10+ to 15 acres . . . \$175
15+ to 20 acres . . . \$225
20+ to 50 acres . . . \$350
50+ to 75 acres . . . \$500
75+ to 100 acres . . . \$600
100+ . . . \$50 for each 50-acre increment over 100 acres

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

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2091, 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 December, 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 December, 1982.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: December 3, 1982

Final Publication: December 17, 1982

Effective: January 16, 1983