

ORDINANCE NO. 2250

AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION (THE ZONING ORDINANCE) CONCERNING ZONING CATEGORIES, REZONING, FILING AND PROCESSING, REZONING SUBMITTAL REQUIREMENTS, FLOOD HAZARD REPORTING, GRADING AND DRAINAGE PLANS, SUBDIVISION PRELIMINARY PLANS, FINAL PLAT CERTIFICATION AND PRELIMINARY PLANS FOR PLANNED DEVELOPMENT.

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

That the following Sections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be repealed or amended as follows:

1. That Section 4-2-4, 4-2-5, and 4-2-7 be repealed.

2. That Section 4-4-2 be amended by the addition of a Subsection I reading as follows:

"I. Parcels which are rezoned shall comply with the right-of-way dedication requirements as specified in Section 5-4-1D of this code. If right-of-way is required, properly executed deeds for such rights-of-way must be submitted to the City prior to the second reading of the ordinance approving such rezone."

3. That Section 4-4-3 be amended by the addition of a subsection F reading as follows:

"F. Deeds for required rights-of-way in accordance with Section 4-4-2I."

4. That Section 5-6-4 be amended to read as follows:

"5-6-4 Flood Hazard Report

This report shall consist of a site plan showing the use and development of the site and identifying the flood areas and a narrative discussing the effects of the flood area on the site and describing measures to be taken to mitigate these effects. THIS REPORT MUST BE PREPARED, SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER OR HYDROLOGIST LICENSED BY THE STATE OF COLORADO."

5. That the preliminary statement of Section 5-6-7 be amended to read as follows:

"This plan, which must be prepared, signed and sealed by a qualified professional engineer licensed by the State of Colorado, shall consider the historic and built-out drainage from the site and adjacent areas and shall consist of the following information:"

6. That Section 6-7-1 be amended by the addition of a subsection J reading as follows:

"J. All required perimeter street rights-of-way shall be dedicated at the time of approval of a preliminary plan."

7. That Section 6-8-2.A.1.s. be amended to read as follows:

"s. Space for the certification of approval:

President of the Grand Junction City Council
Chairman of the Grand Junction City Planning Commission
Development Department Administrator
County Clerk & Records Certificate
CITY ENGINEER"

8. That Section 7-5-4.A. be amended to read as follows:

"A. A Preliminary Plan constitutes the major step in the review process. The submittals shall be detailed enough to answer the question, 'Should this use, designed in this particular manner, be constructed on this site?' The accepted 'design' density indicated in the Outline Development Plan approval cannot be presumed as a matter of right from the PD zoning designation, but shall be justified at the preliminary state through site and structure design, unless the Governing Body previously committed itself to a specific density. The Governing Body, unless it has previously committed itself to approval of a 'specific' density, reserves the right to reduce the density on all or any portion of a PD when it determines that the design fails to fulfill the purposes of this Code and Chapter. ALL REQUIRED PERIMETER STREET RIGHTS-OF-WAY SHALL BE DEDICATED AT THE TIME OF APPROVAL OF A PRELIMINARY PLAN."

PASSED and ADOPTED this 4th day of December, 1985

Raymond G. Phipps

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2250, 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 20th day of November, 1985, 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 5th day of December, 1985.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: November 22, 1985

Final Publication: December 6, 1985

Effective: January 5, 1986