

ORDINANCE NO. 2406

AMENDMENTS TO THE CITY ZONING AND DEVELOPMENT CODE: A. REGARDING PLANNED DEVELOPMENT DESIGNATION ON THE OFFICIAL ZONING MAP, AND REQUIRING THAT ALL USES BEING CONSIDERED FOR A P.D. BE LISTED AND SUBMITTED ALONG WITH THE P.D. REQUEST; B. REGARDING LANDSCAPING REQUIREMENTS IN C-1 ZONES FOR FRONT YARD SETBACKS LESS THAN FIVE FEET; C. REQUIRING ALL PLATS TO IDENTIFY THE NAMES AND ADDRESSES OF ALL SURFACE OWNERS, MINERAL OWNERS, AND LESSEES OF MINERAL OWNERS.

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

A. Section 7 of the Grand Junction Zoning and Development Code of the City of Grand Junction is hereby amended by the following additions and deletions:

1. A new section, numbered 7-3-7 is hereby added which shall read as follows: the existing sections shall be consecutively renumbered 7-3-8, 7-3-9, and 7-3-10.

7-8-7 All P.D. zones shall be designated on the Official Zoning Map by specifying the type of P.D., and such designation shall include the official development file number (e.g. PR36-88, PB16-86).

2. The last sentence of existing paragraph 7-5-4C.2 is hereby deleted.

3. Paragraphs 7-2-3B. and C. are hereby deleted, and a new paragraph 7-2-3B is hereby added to read as follows:

B. Uses that may be considered in P.D. zones are generally those enumerated as set forth in the respective Business, Commercial, and Industrial zones, elsewhere defined in this Code. Each P.D. application shall provide a list of requested uses for consideration. Only those uses specifically approved shall be authorized in the P.D. The Planning Commission and/or the Governing Body (depending on which has final approval authority) may add to or delete or otherwise modify the list of requested uses. The Administrator may approve other uses which are similar in scope and impact. No other use shall be authorized without an approved and amended final plan.

B. Section 4-2-11D of the Zoning and Development Code of the City of Grand Junction is hereby amended to read as follows:

D. A minimum of 75% of the required front yard setback shall be landscaped. ANY PARCEL ABUTTING A STREET WHERE THE REQUIRED SETBACK APPLICABLE TO SUCH PARCEL IS LESS THAN FIVE FEET SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE ADMINISTRATOR. THE ADMINISTRATOR MAY REQUIRE SUCH LANDSCAPING TO BE LOCATED IN AREAS OTHER THAN IN THE SETBACK, OR FIRST FIVE FEET, SO LONG AS THE TOTAL REQUIRED SQUARE FOOTAGE OF LANDSCAPING IS

