

ORDINANCE NO. 2432

REPEALING AND REENACTING THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE

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

1. Chapters 32 and 27 of the Code of Ordinances of the City, also known as the zoning and subdivision regulations, are hereby repealed, and with the modifications and changes set forth herein and in the pamphlet authorized herein, are hereby reenacted as the 1989 Grand Junction Zoning and Development Code.

2. Said code provides the standards and regulations applicable to the use and occupancy of lands and structures within the City and regulations concerning the subdivision of lands within the City. This reenactment contains revisions to the prior Zoning and Development Code including proposed standards for outdoor storage, landscaping, flea markets, and the reduction of the Board of Appeals from seven to five members.

3. Pursuant to the City Charter Section 51, the City Council hereby authorizes this Zoning and Development Code to be published in book or pamphlet form.

4. Copies of said Grand Junction Zoning and Development Code are on file with the City Clerk and are open for public inspection.

5. Notice of this proposed repeal and reenactment will be given by publication in The Daily Sentinel, a newspaper in general circulation in the City of Grand Junction.

6. Certain provisions of the terms and language set forth in the authorized pamphlet are hereby modified, to wit:

a. Section 5-1-2(B)(2) is amended so that the word "car" is replaced with the word "cover";

b. Since the introduction of this ordinance two other changes have been considered and are hereby adopted:

(i) A new section 5-1-1(C)(7) is added which reads: "The owner or operator of all existing storage areas shall comply with all city regulations by October 1, 1989";

(ii) Two new sentences are added to section 7-5-6(A)(1) which shall read: "The applicant [for a minor change to a final plan] shall provide the Administrator with envelopes, containing notice of the requested change, which are stamped and addressed to each person who testified concerning the project at any prior public meeting. The administrator shall mail this notice a minimum of seven days prior to taking any action on the request."

c. Section 5-4-4(A.) is amended to add the words "or other applicable" between the words "City" and "regulations".

d. Section 5-4-4(B.) is amended to read in its entirety as follows: "All developments shall be served by the City water treatment and distribution system, unless such requirement is deemed to be unreasonable or impracticable, as determined by the Utilities Director. All water lines shall be designed to connect each parcel, unless exempted by the Utilities Manager as set forth in the previous sentence, with City mains in accordance with applicable engineering standards."

e. Section 5-4-4(D.) is deleted.

f. The definition of JUNK VEHICLE set forth in chapter 12, is amended to read in its entirety as follows: "Any motor vehicle, trailer, or semi-trailer, as those terms are defined by C.R.S. 42-1-102, that: is not operable in its existing condition because of damage or because parts necessary for operation such as, but not limited to, tires, engine, or drive train are removed, destroyed, damaged, or deteriorated; or, is not capable of being lawfully driven on a public highway or street pursuant to the minimum standards set forth in Title 42 of the Colorado Revised Statutes. Any such motor vehicle, trailer, or semi-trailer shall be presumed to be a junk vehicle if no current Colorado license plates are displayed thereon, or if Colorado license plates have been invalid for more than sixty (60) days; the owner or possessor of such a motor vehicle, trailer, or semi-trailer may rebut such a presumption by providing proof of current registration or licensing. (See, Automotive Repair Garages.)

g. The Figure #F 5-3-2 in Section 5-3-2 is amended so that the symbol "20 ft." replaces the symbol "15 ft." each place it appears in the diagram.

PASSED and ADOPTED this 5th day of July, 1989.

R.T. Mantlo

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2432, 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 7th day of June, 1989, 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 6th day of July, 1989.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: June 9, 1989

Published: July 12, 1989

Effective: August 11, 1989