

ORDINANCE NO. 2511

AMENDING SECTION 5-4-1(D) OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE

RECITALS.

This text amendment clarifies the current language in the code concerning dedication and improvement requirements for streets, trails and bikepaths. It will only hold developers responsible for those streets, rights-of-way and trails and bikepaths that have been publicly adopted by the City Council and the Metropolitan Planning Organization. It will clarify the method of assessing new development that happens to front on a Collector or Arterial Street. It also allows two modes of improvement for exterior roads:

(1) at the time of development-half road improvement

(2) after development-escrowed funds for inclusion in a capital project.

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

That the Grand Junction Zoning and Development Code be amended by deleting existing section 5-4-1(D) and replacing it with the following:

D. A developer shall dedicate to the City such rights-of-way (e.g., public streets, sidewalks, trails, bicycle paths and easements) that are needed to serve the area being developed in accordance with: (a) the Right of Way, Functional Classification Map, Grand Junction Urbanized Area dated July, 1983 as it may be amended from time to time (prepared by the Metropolitan Planning Organization of Grand Junction/Mesa County and adopted by the City); and, (b) any sidewalks, trails and/or bicycle plans or maps that the City may adopt, including riverfront trails and bikepath maps.

Streets, sidewalks, trails and bikepaths shall be constructed in accordance with applicable City of Grand Junction standards. The developer of all developments (except for one single family house on a single parcel of land) shall be responsible for one-half road improvements to the center line of all exterior (abutting and not interior) rights-of-way in accordance with Sections 5-4-10, 5-4-11, and 5-4-12.

If a development adjoins or abuts a Collector or Arterial Street, the developer thereof shall be responsible for improving the street to one-half of a Local Street Section.

In addition, if the traffic to be generated by the development as determined by the City Public Works Department (based on the

International Traffic Engineer's Manual), is sufficient to warrant construction of an one-half Arterial or Collector road section, the street must be improved to such standards.

The developer shall pay to the City that amount of money equal to the City Engineer's estimate of the cost of half road improvements. In lieu thereof, the City Engineer may require that the improvements be installed at the time of development. The developer shall improve the right-of-way.

Introduced this 20th day of February, 1991.

Passed and adopted this 20th day of March, 1991.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2511, 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 February, 1991, 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 21st day of March, 1991.

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Neva B. Lockhart, CMC  
City Clerk

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Effective: April 21, 1991