

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2727  
AMENDING SECTION 5-4-1.E, DESIGN STANDARDS AND DEVELOPMENT  
REQUIREMENTS - STREETS, ALLEYS & EASEMENTS

WHEREAS, section 5-4-1.E of the Grand Junction Zoning and Development Code currently reads:

"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";

and

WHEREAS, there may be cases where roadway improvements are necessary but could not be required because of the "exception" as noted above; and

WHEREAS, criteria for "exceptions" have been established in an administrative regulation whereby the Director of Public Works would have the authority to determine what improvements were necessary; and

WHEREAS, the Planning Commission has recommended approval of the proposed text amendment to delete "(except for one single family house on a single parcel of land)".

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

That section 5-4-1.E of the Grand Junction Zoning and Development Code is hereby amended to read as follows:

Streets, sidewalks, trails and bikepaths shall be constructed in accordance with applicable City of Grand Junction standards. The developer of all developments 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.

Introduced on first reading this 19th day of January,  
1994.

PASSED and ADOPTED on second reading this 2nd day of  
February, 1994.

/s/ Reford C. Theobold  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk