

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2742  
AMENDING SECTIONS 5-12 & 6-10-1 OF THE  
ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION

RECITALS:

The Zoning and Development Code currently has two procedures allowing a developer to move a property line Administratively between two properties; and

The current language in the Zoning and Development Code does not clearly state whether or not a person 1) can not increase the number of lots through the Resubdivision process; 2) has the ability to move a property line between two platted lots using the "Boundary Line Adjustment" process; 3) can use either the Resubdivision" or "Boundary Line Adjustment" procedures when changing boundaries between platted lots and legally described "Metes and Bounds" parcels; and

This proposed text amendment will clarify these three issues; and

The Planning Commission recommended approval of the proposed text amendment at their April 5, 1994 hearing.

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

That the following sections of the Grand Junction Zoning and Development Code be amended as follows:

**5-12 ADJUSTMENTS TO PROPERTY LINES** - No person shall adjust a property line until the approval of the Department has been obtained in order to insure compliance with the provisions of this Code. Property lines may be adjusted between two parcels only when both parcels have never been platted and typically are described by metes and bounds. Adjustments of property lines that create additional parcels and/or occur between platted lots or when any of the parcels involved are platted shall be processed in accordance with the provisions of Chapter Six, Subdivision.

**6-10 RELATED PROCEDURES**

**6-10-1** ADJUSTMENT OF LOT LINES - No lot lines may be adjusted without complying with the requirements of this Code.

A. Lot lines may be adjusted or revised from those shown on a recorded plat by filing a replat, provided that in making such changes:

1. No parcel shall be created which is less than the

minimum standards required by this Code or other applicable regulations (see also Section 5-1-7J).

2. Easements shall not be changed.
  3. Street locations shall not be changed.
  4. The plat shall not be altered unless the Administrator determines that such alteration will not adversely affect the character of the previously recorded plat or the character of the area.
  5. A replat to the subdivision shall be recorded showing all such changes. The replat shall meet all requirements of a final plat as established in the SSID Manual.
  6. No additional lots shall be created.
- B. Should all the requirements of paragraph A. above be met, the replat shall be submitted to the Administrator. Submittal requirements are as per the Submittal Standards for Improvements and Development (SSID) Manual.
- C. The Administrator will review the replat in accordance with the requirements of this Code. Should the replat meet all the requirements of this Code, the Administrator shall approve the replat. Recording of the replat shall be as per Section 6-9.
- D. If the replat does not meet the requirements of A., the project shall require all processes and approvals of a subdivision as set forth in this chapter.
- E. When one or more parcels are included in a proposed subdivision and one or more of the parcels has never been platted, the project shall require all processes and approvals of a subdivision as set forth in this Chapter. If no additional lots are created then Section 6-10-1 shall apply. If additional lots are created, then processing shall occur through Sections 6-5-1 or 6-5-2.
- F. For boundary line adjustment of unplatted lots see Section 5-12.

Introduced on first reading this 20th day of April, 1994.  
PASSED and ADOPTED on second reading this 4th day of May, 1994.

/s/ Reford C. Theobold  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk