

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2843

AMENDING SECTION 4-9-1.A OF THE ZONING AND DEVELOPMENT CODE OF  
THE CITY OF GRAND JUNCTION  
MINIMUM LOT SIZE

RECITALS:

Section 4-9-1.A of the Zoning and Development Code currently states that a lawful structure or parcel of land made non-conforming due to non-compliance with bulk requirements shall be allowed to continue "free of the provisions of this section". The proposed text amendment will clarify what "allowed to continue" means and also specify the status of lots that do not meet the minimum lot size requirement of the zone.

Planning Commission recommended approval of the proposed text amendment at their April 4, 1995 hearing.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the proposed text amendment to be appropriate.

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

That section 4-9-1.A of the Zoning and Development Code is hereby amended to read as follows:

A lawful structure or parcel of land (existing as of the effective date of this amendment) which is non-conforming due solely to failure to meet the Bulk Requirements of the zone in which it is located may be used for any purposes permitted in the zone so long as the use is in conformance with the provisions of Section 4-9. A parcel of land with an area less than prescribed in the applicable zone may be used for any purpose permitted in the zone if (1) the owner is able to demonstrate to the satisfaction of the Director that the parcel was lawful at the time it was created and (2) no reasonable alternative exists to make the non-conforming lot conforming, such as the addition of adjoining land under the property owner's control and (3) the use meets all other regulations prescribed for the zone prior to occupancy or use.

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

/s/ Ron Maupin  
President of the City Council

ATTEST:

/s/ Stephanie Nye  
City Clerk