



PROPOSED TEXT AMENDMENTS TO THE  
GRAND JUNCTION ZONING AND DEVELOPMENT CODE

- A. Amending Section 6-8-2A1.s. (Final Plat Certification of Approval) to add: "City Engineer."
- B. Amending Section 5-6-4 (Flood Hazard Report) to add the following: "This report must be prepared and signed by a qualified professional engineer or hydrologist."
- C. Amending Section 5-6-7 (Grading and Drainage Plan) to add the following: "The plan must be prepared and signed by a qualified professional engineer."
- D. Amending Chapter 4 (Zoning) to delete Sections 4-2-4 (RMF-6), 4-2-5 (RMF 10), and 4-2-7 (RMF-24) in their entirety and renumbering the remaining sections appropriately.
- E. Amending Section 4-4-2 (Rezoning, Filing and Processing) to add paragraph I as follows:
- "I. Parcels which are rezoned shall comply with the right-of-way dedication requirements as specified in Section 5-4-1D of this code. If right-of-way is required, properly executed deeds for such rights-of-way must be submitted to the City prior to the second reading of the ordinance approving such rezone."
- F. Amending Section 4-4-3 (Rezoning, Submittal Requirements) to add paragraph F reading as follows:
- "F. Deeds for required rights-of-way in accordance with Section 4-4-2I."
- G. Amending Section 6-7-1 (Subdivision, Preliminary Plan Requirements) to add paragraph J reading as follows:
- "J. All required perimeter street rights-of-way shall be dedicated at the time of approval of a preliminary plan."
- H. Amending Section 7-5-4 (Planned Development - Preliminary Plan) to add the following to existing paragraph A:
- "All required perimeter street rights-of-way shall be dedicated at the time of approval of a preliminary plan."

#5-85 1985 TEXT AMENDMENTS

GJPC 2-26-85 rec. Approval w. amendments

CIC - ~~APPROVED~~ 3/19/85

GJPC 6-25-85 rec. for adoptions

GJPC 10/29/85 Approved subject to adding to Sec 5-6-4 & 5-6-7 "performed, signed & sealed by a registered engineer in the State of Colorado."

CIC 10/20/85 Approved for publication  
12/4/85 Ordinance 2250