Table of Contents

File_1988-0003

Project Name: <u>Text Amendment for 1988</u>

P	S	A few items are denoted with an asterisk (*), which means they a	are	to be scanned for permanent record on the in some							
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.									
s e	n n										
n	e	guide for the contents of each file.									
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in									
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.									
X	X	Table of Contents									
	X		_								
X		Application form									
X.		Review Sheets									
		Receipts for fees paid for anything									
		*Submittal checklist									
\dashv	\dashv	*General project report									
\dashv	-	Reduced copy of final plans or drawings									
		Reduction of assessor's map									
	\dashv	Evidence of title, deeds, easements									
	_	*Mailing list to adjacent property owners									
	_	Public notice cards									
		Record of certified mail									
		Legal description									
		Appraisal of raw land									
		Reduction of any maps – final copy									
		*Final reports for drainage and soils (geotechnical reports)									
		Other bound or non-bound reports									
		Traffic studies									
		*Petitioner's response to comments									
		*Staff Reports									
		*Planning Commission staff report and exhibits									
		*City Council staff report and exhibits									
		*Summary sheet of final conditions									
		*Letters and correspondence dated after the date of final approva	l (j	pertaining to change in conditions or expiration date)							
		DOCUMENTS SPECIFIC TO THIS D									
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X	X	Review Sheet Summary Review Sheets									
X	·	Development Application									
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REVIL W SHEET SUMMARY

FILE NO.	3-88 TITUE	HEADING <u>Text Amendments for</u>	1988 DUE DATE 12/19/88
ACTIVITY	- PETITIONER - LO	CATION - PHASE - ACRES <u>Text</u>	amendment for Section 12-4-2 to
	repeal and reenac	t that section. City Attor	ney; Dan Wilson
·			
PETITION	ER ADDRESS		
ENGINEER		÷	
DATE REC	. AGENCY	COMMENTS	
NOTE:	WRITTEN RESPONS A MINIMUM OF 48	E BY THE PETITIONER TO T HOURS PRIOR TO THE FIRS	HE REVIEW COMMENTS IS REQUIRED T SCHEDULED PUBLIC HEARING.
2/20/88	Planning		he potential of the City being named hird party. No objections.

REVIEW SHEET SUMMARY

FILE NO.	3-88 TITLE HEADING	Text Amendment-5-1-7K to add par. 3 DUE DATE 6/17/88
ACTIVITY - 1	PETITIONER - LOCATION	- PHASE - ACRES Petitioner: City of Grand Junction
	·	
PETITIONER A	ADDRESS 250 North	5th Street Grand Junction, CO 81501
DATE REC.	<u>AGENCY</u>	COMMENTS
NOTE: WRI	ITTEN RESPONSE BY MINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
06/17/88	Development Dept.	This amendment is intended to address a problem unique to

This amendment is intended to address a problem unique to corner lots in the downtown area of the city. These corner lots are frequently only 50' wide and were platted the same size as interior lots. Deducting existing setback requirements leaves only 25' available for a structure. Most existing structures are non-conforming in that they cannot meet frontyard setbacks on one of the street frontages. This amendment would allow additions or accessory structures within the normal 20' frontyard requirement on a side street without requiring Board of Adjustment action. This would only be allowable in areas where there is an existing parkway strip to maintain adequate separation from the roadway.

06/24/88

City Engineer

 $0.\,\mbox{K.}$ as long as sight distance triangle is maintained at intersections.

LATE

MOTION: (SEWELL/CAMPBELL 5-0) TO APPROVE



File #	3-88	Name Text Amendment	Date.	7/6/88	

PROJECT LOCATION: n/a

PROJECT DESCRIPTION: A text amendment to allow staff to vary the 20' front yard setback on a side street of a corner lot where parkways exist between the sidewalk and the curb. Variances would be for single family uses only and be restricted to a minimum of 5' from property line. This will generally affect only properties in the original square mile of the city.

REVIEW SUMI	MA	RY	(Major Concerns)				
POLICIES COMPLIANCE	YES	№#	TECHNICAL REQUIREMENTS	SATISFI	Đ	NO1 SATISFI	IED *
Complies with adopted policies	x		Streets/Rights Of Way	×			
Complies with adopted criteria	х		Water/Sewer n/a				
Meets guidelines of Comprehensive Plan	х		Irrigation/Drainage n/a				Ι
			Landscaping/Screening n/a				T
			Other:				Τ

^{*} See explanation below

STATUS & RECOMMENDATIONS: This amendment is intended to provide more flexibility for the small corner lots platted in the older part of the city. Using current setbacks on a standard 50' wide lot allows only 25' of buildable width. With the existence of parkway strips, there is flexibility in reducing setbacks without encroaching into the streetscape.

Planning Commission Action

Recommended approval



File	_11_	3-88	Name	Text Amendments	Date	8/3/88
riie	#	3-00	name.	TEXT AMENUMENTS	Date	0/0/00

PROJECT LOCATION:

PROJECT DESCRIPTION: A request to amend various sections of the Code pertaining to Home Occupation, Fee Waiver, and Law Enforcement Rehabilitation Center definition.

REVIEW SUMI	MΑ	RY	(Major Concerns)		
POLICIES COMPLIANCE	YES	, но *	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies			Streets/Rights Of Way		
Complies with adopted criteria			Water/Sewer		
Meets guidelines of Comprehensive Plan			Irrigation/Drainage		
			Landscaping/Screening		
17			Other:		

^{*} See explanation below

STATUS & RECOMMENDATIONS:

The proposed amendments are "housekeeping" measures to clarify sections of the Code and include additional procedures currently being followed.

Planning Commission Action

8/2/88 Recommend approval of all three proposed amendments.

OIC 8/17/88 Approved on Consent agenda. 2nd Reading on Sept. 7th Zud reading



1			_	
File #	<u>4</u> 3−88	Name Text Amendments	_ Date <u>_10/6/88</u>	

PROJECT LOCATION: n/a

PROJECT DESCRIPTIONS

- a. A request to amend Chapter 7 of the Grand Jct. Z&DC regarding Planned Development (P.D.) designation on the Official Zoning Map, and that all uses being considered for a P.D. be listed and submitted along with P.D. request.
- b. A request to amend Section 4-2-11D of the Grand Jct. D&DC regarding landscaping requirements for frontyard setbacks less than 5 feet.
- c. A request to add paragraph 6-8-2A.1.t. which requires the names and addresses of all surface owners, mineral owners and lessees of mineral owners.

REVIEW SUMMARY (Major Concerns)							
POLICIES COMPLIANCE	YES	мо*	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED		
Complies with adopted policies	х.		Streets/Rights Of Way				
Complies with adopted criteria	x		Water/Sewer n/a				
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage n/a				
			Landscaping/Screening				
,			Other:				

- This amendment would change the way P.D. zones are 'designated on the zoning map. The map would show the type of P.D. (PR, PB, PC, PI) and the file number (PR36-88, PB16-86). The specific file for any P.D. is unique for that piece of ground. This amendment also requires that all uses being considered for a P.D. zone must be listed and approved.
- b. This amendment would require that 75% of the first 5 feet along the front of a property zoned C-1 be landscaped. It would insure that some landscaping would be required on a property that had no frontyard setback. This conforms to what is required in the C-2 zone.
- c. This amendment requires all plats to include the names and addresses of all surface owners, mineral owners and lessees of mineral owners as required by CRS 31-23-215.

STATUS & RECOMMENDATIONS:

Planning Commission Action

10/4/88 Planning Commission recommended approval of all proposed text amendments.

10/19/88 Approved on Consert agenda per P.C. recommendations

REVILW SHEET SUMMARY

FILE NO. <u>3-88</u>	TITUE HEADING	Text Amendments	for 1988	DUE_DATE_	11-28-88
ACTIVITY - PETITIONE	R - LOCATION -	PHASE - ACRES	City Planning		
	· .				
PETITIONER ADDRESS_					
ENGINEER		-			
DATE REC. AGEN	CY	COMMENTS			
NOTE: WRITTEN RE A MINIMUM	SPONSE BY THE OF 48 HOURS	E PETITIONER PRIOR TO THE	TO THE REVIEW CO	OMMENTS IS PUBLIC HEA	REQUIRED ARING.

11-28-88

Planning Department

Several current provisions of Chapter 5, General Regulations, and the non-conforming use provision are not appealable to any appointed board. In order to provide due process, all provisions of the Zoning and Development Code should be referable to a citzen board. This Text Amendment expands the responsibility of the Board of Adjustment to hear requests for variances from code requirements.



File	#	3-88	Name Text Amendment	Date 12/7/88	

PROJECT LOCATION:

N/A

PROJECT DESCRIPTION: A request to amend Section 4-9-3, amend introductory sentence of Chapter 5 and amend Section 10-1-1A., thus granting the Board of Adjustments additional responsibilities in hearing and deciding appeals for variance.

REVIEW SUMMARY (Major Concerns)							
POLICIES COMPLIANCE	YES	№*	TECHNICAL REQUIREMENTS SATISFIED SATISFIED*				
Complies with adopted policies N/A			Streets/Rights Of Way				
Complies with adopted criteria N/A			Water/Sewer N/A				
Meets guidelines of Comprehensive Plan			Irrigation/Drainage N/A				
N/A			Landscaping/Screening N/A				
			Other:				

^{*}See explanation below

STATUS & RECOMMENDATIONS: Several current provisions of Chapter 5, General Regulations, and the non-conforming use provision are not appealable to any appointed board. In order to provide due process, all provisions of the Zoning and Development Code should be referable to a citizen board. This Text Amendment expands the responsibility of the Board of Adjustment to hear requests for variances from code requirements.

Planning Commission Action

12/6/88--Recommended approval.



File	#	3-88	Name Text Amendment	Date 1/13/80
LIIC	-7/-	0 00	Name Text Amendment	17416 1/13/89

PROJECT LOCATION:

PROJECT DESCRIPTION:

Amending 12-4-2 Civil Penalties to set a maximum fine of \$5,000 and to remove the City as a party to lawsuits. Amendment was proposed by the City Attorney.

REVIEW SUMI	MAF	RY	(Major Concerns)		· · · · · · · · · · · · · · · · · · ·
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies	х		Streets/Rights Of Way		
Complies with adopted criteria	х		Water/Sewer		
Meets guidelines of Comprehensive Plan			lrrigation/Drainage		
			Landscaping/Screening		
			Other:		

^{*} See explanation below

STATUS & RECOMMENDATIONS:

Planning Commission Action Recommended approval.

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