

ORDINANCE NO. 3240

ADOPTING A NEW ZONING AND DEVELOPMENT CODE FOR THE CITY OF GRAND JUNCTION, COLORADO

RECITALS. The City has adopted its Growth Plan after substantial public input. To implement the Growth Plan, the City determined that the zoning and planning laws of the City should be rewritten to accommodate the policies and values in the Growth Plan and to make improvements in the process and substantive provisions. The City's existing Zoning and Development Code ("Old Code") was last codified, in a wholesale manner, over twenty years ago, although there were significant changes adopted in 1989, with more specific revisions adopted through May 21, 1999.

An integral part of the Growth Plan was mapping the general land uses that the community views as most beneficial. Integral to adoption of the New Code text is the parcel by parcel zoning map which, when read with the new text, describes: what uses are allowed where; how land use applications and other development requests are reviewed and decided; the rules and standards which apply to a development and change of use; the rules for each zone; the rules and standards for new development and many uses; and many other provisions. At the public hearing on March 7th, 2000, ending early March 8th, the City Council adopted the New Code with the changes specified in the approving motion, all of which have been incorporated into the text of the New Code. The New Code has now been printed as a pamphlet and is available to the public.

Because the City Council allowed some current planning efforts to continue under the Old Code, the City Council decided to retain the existing, or Old Code in effect so that under any set of circumstances, one of the two codes would apply.

The Grand Junction City Council has determined that this New Code, which cannot serve its purposes without the new zoning maps, is necessary for the preservation of health, safety and general welfare of the citizens of Grand Junction.

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

1. The City's Zoning and Development Code ("New Code") is hereby adopted as Chapter 33 of the City Code. Due to the length of this Chapter 33, and because it is available in a readily used bound pamphlet form, the Clerk is authorized to publish the Code adopted with this Ordinance by pamphlet.
2. The adoption of this New Code shall not repeal the former Code (Old Code) nor shall it be construed to revive any ordinance or part thereof that has been previously repealed. As provided in the New Code, or as necessary so that no activity, property, land use or development could occur without being regulated by either the New Code or the Old Code, the former Code shall continue to apply except as superceded by the New Code.

3. Nothing in this Ordinance shall affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or occurring before the effective date hereof.
4. Unless another provision is expressly provided, every person convicted of a violation of any provision of the Zoning and Development Code (the New Code) shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
5. If any provision of the New Code or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this New Code which can be given effect without the invalid provisions or applications, and to this end, the provisions of this New Code are declared to be severable.
6. The New Code provides that fees and charges will be established by resolution. That resolution shall be adopted by the City Council on or before the effective date of this ordinance.

Introduced on first reading this 2nd day of February, 2000.

Passed and adopted on second reading this 7th day of March, 2000.

/s/ Gene Kinsey
President of the Council

Attest:

/s/ Stephanie Nye
City Clerk