

ORDINANCE NO. 3390

ANNUAL UPDATE OF THE ZONING AND DEVELOPMENT CODE FOR THE CITY OF GRAND JUNCTION

RECITALS: The Grand Junction Zoning and Development Code was adopted on March 7, 2000, with an effective date of April 22, 2000. The Council requested that the staff do an annual update of the Code to determine whether any changes are needed. The proposed updated Code is a compilation of changes and refinements proposed by the public, staff, Planning Commission and City Council. Approval of this ordinance will replace the Zoning and Development Code adopted with ordinance no. 3240 with Draft Code dated September 18, 2001, including additional changes recommended as conditions by the Planning Commission at their November 20, 2001 hearing and changes recommended by the City Council.

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

The City's Zoning and Development Code, as presented and approved by the City Council at the December 19, 2001 hearing, is hereby adopted as Chapter 33 of the City Code and replaces the Code adopted with ordinance no. 3240. The City Council adopted the Draft dated September 18, 2001 with the following modifications:

1. The addition of Ordinances 3331, 3303, 3305 and 3385.
2. The modification of section 2.5.B.2 to read as follows:
Concurrent Review. A Growth Plan Amendment request shall not be considered concurrently with any other development review process.
3. The modification of section 4.3.R.10.h to read as follows:
Height. Amateur radio equipment, commercial antennas or equipment measured less than ten (10) feet tall from grade or ten (10) feet higher than the highest point of the roof may be approved by the Director. This shall also include antennas that are co-located on an existing tower for which co-location was approved through the Conditional Use Permit process.
4. Deletion of section 4.3.D. to allow for further review and discussion.
5. Deletion of section 4.1.I.2.c. to allow for further review and discussion.
6. Refine the references in Tables 7.2.A and 7.2.B and ensure the definitions of "development area" and "hillside" are clear, whether within the body of the Code section or extracted and made a part of the Definitions section of the Code.
7. Adding section 6.8 STANDARDS FOR REQUIRED REPORTS, STUDIES AND SPECIAL PLANS. The applicant shall submit to the Administrator those materials as listed in the SSID Manual.

8. Delete the final phrase in section 3.2.F.1. which reads: "...and may be considered to implement the *Residential Medium Low Density* provided the density does not exceed the Growth Plan maximum".

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.

Introduced on first reading this 5th day of December, 2001.

Passed and adopted on second reading this 19th day of December , 2001.

/s/: Cindy Enos-Martinez
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk