

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5229

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) CREATING A NEW LAND USE CATEGORY FOR INTERIM HOUSING, CREATING TEMPORARY USE AND STRUCTURE STANDARDS FOR INTERIM HOUSING, AND CREATING A NEW PUBLIC HEARING PROCESS FOR AN EXTENDED TEMPORARY USE PERMIT

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, the topic of interim housing was warranted more extensive community input and discussion for more detailed recommendations to be made outside of the general code update process. Staff has subsequently worked with a consultant and a working group to provide direct input and offer insight into this complex topic.

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning & Development Code (ZDC). The proposed regulations address the establishment of the use, process for approval, standards for compatibility with surrounding uses, and health and safety requirements.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

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21.02.020 SUMMARY TABLE OF REVIEW AND DECISION-MAKING BODIES

Table 21.02-1: Summary Table of Review and Decision-Making Bodies R= Recommendation D = Decision A = Appeal						
Section	Procedure	Director	Plan Comm.	HPB	City Council	ZBA
Applications Requiring a Public Hearing						
...						
21.02.050(h)	Extended Temporary Use	R	R		D	
...						

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21.02.030 COMMONLY APPLICABLE PROCEDURES

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Table 21.02-2: Summary Table of Commonly Applicable Procedures * = Optional ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	21.02.030(b)(1)	21.02.030(b)(2)	21.02.030(c)	21.02.030(g)	
Applications Requiring a Public Hearing						
...						
21.02.050(h)	Extended Temporary Use	*	*	NCM	✓	✓
...						

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Table 21.02-3: Summary Table of Public Notice Requirements Date/Distance/Yes = Required Notice Gray Box = Not Applicable				
Section	Procedure	Published Notice	Mailed Notice	Sign Notice
Applications Requiring a Public Hearing				
21.02.050(h)	Extended Temporary Use	7 days	Owners within 500 feet	Yes

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21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

(a) Overview

Major development applications are reviewed and decided on by the Planning Commission or City Council. The following application types are major development applications:

Application Type	Purpose	Additional Application Requirements
...		
Extended Temporary Use	Review requested for a temporary use for a period of time exceeding 180 days	21.02.050(h)
...		

...

(g) Conditional Use, Extended Temporary Use, and Special Dimensional Permit Amendment, Termination, or Revocation

(1) Purpose

This section is intended to allow the post-approval review of Conditional Use Permits, Extended Temporary Use Permits, and Special Dimensional Permits for amendment, termination, or revocation.

(2) Interested Party

Any interested party may apply to the City for the amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit. For purposes of this section, "interested party" shall include the following:

- (i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (permit holder);
- (ii) The City; and
- (iii) Any owner or lessee of property that lies within 500 feet of the property for which the Conditional Use Permit was granted.

(3) Preliminary Criteria

An applicant for amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit must establish the following to the satisfaction of the decision-maker before the requested change(s) can be considered by the decision-maker:

(i) Permit Holder

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be amended or terminated at the request of the permit holder as follows:

(A) Grounds for Amendment

- a. The permit holder shall show that a substantial change in circumstance has occurred since the approval of the permit that would justify a change in the permit.
- b. An Extended Temporary Use permit may only be amended in accordance with GJMC 21.02.050(h)(6)(i).

Common Procedures for Major Development Applications

- 1** General Meeting or Pre-Application Meeting
Sec. 21.02.030(b)
- 2** Application Submittal & Review
Sec. 21.02.030(d) and 21.02.030(e)
- 3** Complete Applications with Changed Status
Sec. 21.02.030(f)
- 4** Public Notice | Sec. 21.02.030(g)
- 5** Planning Commission Recommendation or Decision
Sec. 21.02.030(h)
- 6** City Council Decision
Sec. 21.02.030(h)
- 7** Post-Decision Actions
Sec. 21.02.030(i)

(B) Grounds for Termination

The permit holder shall show that the use is an allowed use in the zone district in which it is now established or that the use has ceased to exist.

(ii) Other Interested Party

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be revoked at the request of any other interested party if one or more of the following is established:

- (A) The permit was obtained by misrepresentation or fraud;
- (B) The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months;
- (C) The permit holder has failed to comply with any one or more of the conditions placed on the issuance of the permit;
- (D) The permit holder has failed to comply with one or more of the City regulations governing the conduct of that use;
- (E) The permit holder has failed to construct or maintain the approved site as shown on the approved Site Plan;
- (F) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(4) Due Process

- (i) No Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be revoked without first giving the permit holder an opportunity to appear before the decision-maker and show cause as to why the permit should not be revoked.
- (ii) Revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(5) Review Procedures

- (i) All applications for amendment or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be processed in the same manner and based on the same review criteria as a new request for a Conditional Use or Special Dimensional Permit.
- (ii) All applications for termination of a Conditional Use or Extended Temporary Use Permit shall be reviewed and decided on by the Director.
- (iii) Any person or entity, other than the City, seeking to amend, terminate, or revoke an approved Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall pay a fee in the amount established for an original application for a Conditional Use or Special Dimensional Permit.

(h) Extended Temporary Use Review

(1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request review of a temporary use for a period of time exceeding 180 days.

(2) Applicability

This section shall apply to any use that is classified as an Extended Temporary Use in Table 21.04-1: Principal Use Table or Table 21.04-2: Accessory Use Table.

(3) Review Procedures, General

Applications for Extended Temporary Use review shall meet the common review procedures for major development applications in GJMC 21.02.050(b), with the following modifications:

- (i) A neighborhood meeting is required.
- (ii) Site plan review and approval (pursuant to GJMC 21.02.040(k)) can occur either before or after the approval of an Extended Temporary Use. In either case, the applicant shall submit a site sketch showing all site design features that are proposed or necessary to mitigate site and neighborhood impacts and/or enhance neighborhood compatibility in sufficient detail to enable the Planning Commission to recommend on or the City Council to make findings on the Extended Temporary Use criteria.
- (iii) The Planning Commission or City Council can request additional information from the applicant if it deems the site sketch is insufficient to enable it to decide on the criteria.
- (iv) In any subsequent site plan review, the Director shall determine that all mitigating/enhancing site features approved or made conditions of approval by the City Council are depicted on the approved site plan.

(4) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and City Council, and shall be noticed pursuant to GJMC 21.02.030(g), unless the application is for a minor expansion or change of an Extended Temporary Use approval in accordance with GJMC 21.02.050(h)(6), below.

(5) Review Criteria for Extended Temporary Use

The Planning Commission shall review and recommend, and the City Council shall decide on an Extended Temporary Use application in light of the following criteria:

Common Procedures for Major Development Applications

- 1** General Meeting or Pre-Application Meeting
Sec. 21.02.030(b)
- 2** Application Submittal & Review
Sec. 21.02.030(d) and 21.02.030(e)
- 3** Complete Applications with Changed Status
Sec. 21.02.030(f)
- 4** Public Notice | Sec. 21.02.030(g)
- 5** Planning Commission Recommendation or Decision
Sec. 21.02.030(h)
- 6** City Council Decision
Sec. 21.02.030(h)
- 7** Post-Decision Actions
Sec. 21.02.030(i)

- (i) The proposed use complies with the applicable requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04.
- (ii) The proposed use is of a scale and design and in a location that is compatible with surrounding uses.
- (iii) Potential adverse effects of the use will be mitigated to the maximum extent practicable.
- (iv) The proposed use does not pose an unreasonable risk to public health or safety.
- (v) Each parcel or lot is limited to the operation of one extended temporary use at a time.

(6) Post-Decision Actions

(i) Major or Minor Change or Expansion

If the applicant proposes to change or expand a structure or other feature of a site that is subject to an Extended Temporary Use approval, the Director shall determine whether the expansion/change is major or minor as follows:

(A) Determination of Major or Minor Status

- a. A major change or expansion is one that:
 - 1. Affects, changes, removes, or eliminates a site feature or condition that was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility;
 - 2. Increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation; and
 - 3. Results in a substantial change to the features shown on the site sketch which formed the basis of the City Council's approval of the Temporary Extended Use.
- b. All other expansion/changes shall be considered minor.

(B) Application Process

- a. A major change or expansion shall be reviewed by the City Council in accordance with the criteria for an original application for an Extended Temporary Use.
- b. A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Extended Temporary Use approval.

(ii) Revocation or Termination

Extended Temporary Use approvals may be revoked or terminated pursuant to GJMC 21.02.050(g).

(7) Period of Validity

The approval of an interim shelter site may, pending compliance with all applicable standards, be valid for a period of two years from the issue date of the Planning Clearance.

One extension for a two-year period may be granted by the City Council, not to exceed a cumulative period of four years.

(8) Criteria for Extensions of Approval or Expansion of the Site

- (i) The City Council may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency, including limited availability of interim shelter sites, necessitates the continued use of the site.
- (ii) The City Council will consider the following when reviewing a request for an extension of the Extended Temporary Use permit or expansion of the number of units on a site:
 - (A) The continuing need for the site as shown through continuous applications for residency and low to no vacancy rates;
 - (B) The number of life safety code complaints pursued by the Code Enforcement division on the subject property during the duration of the interim shelter site operation;
 - (C) The number and type of calls placed to police or fire that result in charges or arrest due to disruptions by on-site residents, not including personal medical incidents not caused by another resident;
 - (D) Documentation of the transitioning of residents into other long-term or more stable housing; and
 - (E) Other documentation related to the outcomes of residents, site conditions, and operations as deemed necessary based on experience with interim shelter sites in Grand Junction.

(9) Expiration of Approval

The approval for an interim shelter site shall expire if the interim shelter site:

- (i) Is voluntarily vacated prior to the expiration date and terminated in accordance with GJMC 21.02.050(g), or
- (ii) Does not receive an extension.

(10) No New Applications

Following the operation of one or more interim shelter site(s) for any cumulative period of four years, no new applications may be made for another interim shelter site on the same property.

(h) Institutional or Civic Facility Master Plan

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(Subsections (h – q) should be renumbered and all instances referencing these sections in the Code amended to reflect these changes.)

21.04.020 PRINCIPAL USE TABLE

(a) Organization of the Table

- (1) In Table 21.04-1, land uses and activities are classified into ~~five~~ six general use categories: (1) Residential; (2) Public, Institutional, and Civic; (3) Commercial; (4) Industrial; and (5) Temporary, and (6) Extended Temporary. Specific uses are organized within the general use categories, based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This provides a systematic basis for assigning present and future land uses into appropriate zone districts and for avoiding overlaps and inconsistencies between similar land uses.

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(c) Abbreviations Used in the Table

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(4) Extended Temporary Uses

An "E" indicates the use is only allowed through the Extended Temporary Use permit process of GJMC 21.02.050(h), subject to specified conditions.

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(e) Use Table, Temporary Uses (excerpt)

Table 21.04-5: Principal Use Table																				
A= Allowed Use C= Conditional Use E = Extended Temporary Use																				
Zone Districts	P-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use Stds
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
...																				
Extended Temporary Uses																				
<u>Interim Shelter Site</u>											E	E	E	E	E	E	E	E	E	<u>21.04.050 (b)</u>

...

21.04.060 EXTENDED TEMPORARY USES AND STRUCTURES

(a) Interim Shelter Site

(1) Purpose

- (i) These standards allow for and encourage the creation of temporary housing for people experiencing homelessness or are at risk of becoming homeless. Interim

shelter sites are intended to provide a stable and safe living option for people that may not be able to or are not prepared to move into other temporary, semi-permanent, or permanent housing.

- (ii) These standards are intended to promote the public health, safety, and welfare of residents within the site and surrounding area.

(2) Shelter Types

- (i) Interim shelters may include either of the following shelter types, both of which shall be provided and installed by the managing entity, subject to this section and the conditions of the site approval:
 - (A) Prefabricated shelters, or
 - (B) Micro-shelters.
- (ii) Interim shelters shall not be individually connected to water or sewer and are not considered dwelling units.
- (iii) Each individual shelter shall be designed to meet minimum wind loads and snow loads with proper anchoring in accordance with GJMC 15.12 as determined by the Chief Building Official.
- (iv) Functional smoke and carbon monoxide alarms shall be included within each individual shelter.
- (v) Individual shelters shall be provided with an approved address identification. Each character shall be a minimum of 4 inches tall with a minimum stroke width of ½ inch and visible from the fronting street or road. A permanent weatherproof site map identifying the address numbers/letters shall be provided at each entrance of the Interim Shelter Site. The site map information shall match the identifications of each shelter.
- (vi) Shelters must comply with any other requirement set by the Chief Building Official and/or the Fire Marshal.

(3) Maximum Number of Shelters and Maximum Occupancy

- (i) The maximum number of shelter spaces permitted on a site is calculated by dividing the square feet of usable shelter site area by 150, which is the minimum square footage of area per space required. All fractional measurements are rounded down. For example, a 2,500 square foot site could have 16 shelters (2,500/150 = 16.6).
- (ii) The initial maximum number of shelters per interim shelter site is 30, up to 20% of which may be double occupancy shelters.
 - (A) An applicant may request multiple interim shelter sites (increments of 30 shelters) on a single parcel that may be added in phases, up to a maximum total capacity that is approved in the Extended Temporary Use approval. A single parcel with multiple interim shelter sites does not need to meet the standards individually for each site but may provide the requirements as a unified site.

- (B) When the initial phase meets the following criteria, the applicant may request an amendment to the Extended Temporary Use approval for an increase in the number of shelters:
 - a. The commencement of operations.
 - b. Continuous capacity at or over 80 percent for two consecutive months, and
 - c. A showing of successful operation.
- (C) The City Council will consider the review criteria in GJMC 21.02.050(h)(8)(ii) in determining the success of the operation and may approve the increase based on available space on the site and the ability of the expanded site to meet the terms of the initial approval.
- (D) Phased approvals must be requested with the original application. If an applicant seeks to expand a site without a phased approval, a new Extended Temporary Use application is required.
- (iii) The total maximum occupancy of a 30-shelter site is 30 adults. If an interim shelter site has double occupancy shelters, the maximum adult occupancy may be increased to 36 to account for double occupancy of those shelters. Interim shelter sites that allow household pets shall detail pet accommodation provisions in the management plan.

(4) Location and Site Layout

(i) Mixed-Use and Nonresidential Zone Districts

Sites may be located in mixed-use and nonresidential zone districts on the same property as an existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

(ii) Setbacks

The interim shelter site, including all shelters and other structures used as part of the site, shall meet the required principal structure setbacks. The City Council may allow a lesser setback if it determines there is sufficient fencing, vegetation, topographic variation, or other site conditions that block the view of the site from abutting properties.

(iii) Spacing

All shelters on an interim shelter site shall be separated by a minimum of 10 feet from any other structure. The minimum separation between a shelter and any building which includes a kitchen shall be 20 feet.

(iv) Location on the Lot

Interim shelters shall only be located on the portion of the lot approved for interim shelter use. Shelters may not be placed outside of the approved site perimeter.

(v) Fencing

An interim shelter shall be secured as described in the site security plan, including temporary fencing on all sides. Temporary fencing used to screen an interim shelter site shall be exempt from the requirements of GJMC 21.05.090 provided the fence is

constructed of acceptable materials such as wire, wrought iron, plastic, wood, and other materials with a similar look. Unacceptable materials include glass, tires, razor wire and concertina wire, or salvaged or similar materials.

(vi) Sanitary Facilities

Interim shelter sites shall maintain connections to public water and public sewer systems or provide portable on-site facilities that are adequate to meet state and local standards. Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing, or cooking purposes. A potable water supply system shall be designed, installed, and maintained in such a manner to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system.

- (A) The application for interim shelter site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located in a permanent structure on the site provided access is available at all times the interim shelter site is in use.

(vii) Waste Disposal

- (A) Spillage, overflow, drainage, or wastewater from sanitary facilities and potable water sources shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes, or other nuisance conditions.
- (B) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the site, shall be provided. Safe needle disposal containers (sharps containers) shall be provided. Provision of recycling containers for separation of plastic, glass, metal, and aluminum containers is recommended.
- (C) The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.

(viii) Fire Safety

- (A) The minimum distance from a shelter to a fire hydrant is 600 feet as measured by a route approved by the Fire Marshal. The Fire Marshal will determine the necessary number of hydrants and fire-flow for an Interim Shelter Site.
- (B) The minimum distance from the furthest point of a shelter to a fire department access road approved by the Fire Marshal is 200 feet.
- (C) A fire department access lanes that exceeds 150 feet in length and dead-ends, shall be provided with an approved fire department turn-around.
- (D) No recreational fires or open burning are allowed on an Interim Shelter Site.
- (E) Outside storage of combustible materials and hazardous materials, including aerosols and propane, between shelters is prohibited.

(ix) Vehicle Parking

- (A) Parking shall be provided in accordance with Table 21.08-2. All parking spaces shall be designed in accordance with GJMC 21.08.010(e).
- (B) If the interim shelter site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

(x) Bicycle Storage

Secure bicycle storage, such as bicycle racks or an enclosed structure, shall be provided on-site. Bicycle storage may be located within a shared area on the site or provided for each of the shelter spaces. The managing entity shall provide a secure means of locking bicycles.

(xi) Site Amenities

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.
- (C) Sufficient community space for the provision of meals or cooking, services, and gathering with other residents within an enclosed structure that meets fire, electrical, and health safety standards, and that may be located in a permanent structure on the site.

(5) Operations

- (i) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (ii) At a minimum, one trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management.
 - (A) An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 30 residents.
 - (B) Persons acting as the on-site manager shall be awake and available to site residents while on shift.
 - (C) The trained staff member shall perform the security tasks described in the management, including, at a minimum: regularly monitoring the security of the site, providing entry and exit access to residents as needed, and contacting police and/or other emergency responders if the need arises.
- (iii) All interim shelter sites shall maintain a management plan that shall be updated annually. The management plan shall address, at a minimum, all of the following factors:

- (A) Provision of on-site management from a trained staff member.
- (B) Provision of staff training from a program that meets City specifications.
- (C) Intake screening of residents to ensure compatibility of services provided at the facility.
- (D) Transportation plan or on-site provision of transportation services.
- (E) Fire Safety Plan, to include at a minimum:
 - a. Emergency vehicle ingress and egress;
 - b. Emergency evacuation routes; and
 - c. Site map that outlines the following, to be made available in each shelter unit:
 - 1. Areas of refuge;
 - 2. Assembly points; and
 - 3. Location of portable fire extinguishers.
- (F) Detailed site security measures.
- (G) Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
- (H) Keeping of or prohibitions on household animals, including capacity limitations and a plan for maintaining the pet relief area.
- (I) Lights out and quiet hours.

(6) Code Exemptions

Interim shelter sites are temporary uses and are exempt from the following standards provided they are otherwise met by the principal use on the site or exempted by the principal use's nonconforming status:

- (i) Minimum or maximum density requirements;
- (ii) Lot coverage standards;
- (iii) Landscaping, buffering, and screening requirements except as provided in this section;
- (iv) Site and structure development standards except as provided in this section; and
- (v) Off-street parking requirements except as provided in this section.

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21.08.010 OFF-STREET PARKING AND LOADING

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Table 21.08-6: Minimum Off-Street Vehicle Parking Requirements
GFA = Gross Floor Area

	Minimum Vehicle Parking
...	

Table 21.08-6: Minimum Off-Street Vehicle Parking Requirements

GFA = Gross Floor Area

	Minimum Vehicle Parking
Extended Temporary Uses	
Interim Shelter Site	2 per 30 shelter units
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21.14.020 DEFINITIONS

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Interim Shelter Site

A location on a lot for the temporary residential occupancy of multiple relocatable temporary structures for people experiencing homelessness. An interim shelter site may include other temporary structures that contain sanitary facilities and support services including administration, security, food preparation and eating areas, or other communal amenities.

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Managing Entity

The person or group of persons or entity responsible for the management of an interim shelter site.

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Micro-Shelter

A moveable and typically modular shelter with an internal area of less than 400 sf that is designed to be installed quickly and affordably. Micro-shelters are not pre-fitted with beds, electricity, or heating and air conditioning.

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Prefabricated Shelter

A relocatable structure made from aluminum and composite panels or other durable materials that is prefabricated off-site and shipped to the end user. Prefabricated shelters are pre-fitted with a

variety of features including, but not limited to beds, outlets, heating and air conditioning, and storage space.

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Support Services for Interim Shelter Sites


Support services for interim shelter sites include, but are not limited to, healthcare facilities, mental and behavioral services, educational and job training, case management, and other similar uses.

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INTRODUCED on first reading this 7th day of August 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of August 2024 and ordered published in pamphlet form.

ATTEST:



Abram Herman
President of the City Council



Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5229 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of August 2024 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21st day of August 2024, at which Ordinance No. 5229 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 27th day of August 2024.


Deputy City Clerk

Published: August 7, 2024
Published: August 21, 2024
Effective: September 20, 2024

