

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4092

AN ORDINANCE AMENDING ORDINANCE NO. 2864 THE NIAGARA VILLAGE PLANNED DEVELOPMENT ZONE ORDINANCE, ESTABLISHING ZERO SIDE AND REAR YARD SETBACKS FOR ACCESSORY STRUCTURES THAT ARE LESS THAN 200 SQUARE FEET

RECITALS:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of the request for reducing the side and rear setbacks to zero feet for accessory structures that are less than 200 square feet in size in the Niagara Village Planned Development (PD).

The Planning Commission forwarded a recommendation to City Council to adopt the proposed amendments to the Niagara Village PD Zoning Ordinance # 2864. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Code.

This Ordinance will establish the setback standards for accessory structures under 200 square feet located in the side and rear yards to be zero feet (0'). No structure may be located within any utility and/or multipurpose easements,

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

The Niagara Village Planned Development Zoning Ordinance #2864 is hereby amended as follows:

The side and rear setbacks for accessory structures less than 200 square feet shall be zero feet (0').

No structure may be located within an easement. There are utility and/or multipurpose easements present in some of the rear yards and side yards within the Niagara Village Planned Development. All structures must be located outside the easements.

The remainder of Ordinance #2864 not specifically amended herein shall remain in full force and effect.

INTRODUCED on first reading on the 6th day of June, 2007 and ordered published.

ADOPTED on second reading this 20th day of June, 2007.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of Council