

City of Grand Junction
Community Development Department
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Having been duly posted on the 10th day of April, 2002, and the public having the opportunity to comment on the propriety of the following regulation, the regulation will be duly promulgated and become effective on the 15th day of April, 2002.

RE: ADMINISTRATIVE REGULATION 02-1
Zoning and Development Code
City of Grand Junction

Issued by: /s/ Robert E. Blanchard 4/10/02
Robert E. Blanchard, Director of Community Development Date

Topic: Fences along arterial and major collector roads

Background: Section 4.1.J.1.b of the Zoning and Development Code allows for fences up to six (6) feet in height within front yard setbacks along arterial or major collector roads subject to specific standards. Section 3.2.E, Setbacks, states that structures shall meet the front yard setback from all abutting streets unless otherwise provided in this Code. The definition of a front yard states that it is between a road right-of-way or access easement line and the nearest line or point of the building; therefore, a double frontage lot or corner lot must meet the required front yard setback along each abutting street.

The prior Zoning and Development Code allowed for subdivision perimeter fences only through the subdivision approval process, and was applied only to the “rear” yard of double frontage lots.

Administrative Interpretation: Section 4.1.J.1.b was intended to allow for privacy fencing along arterial or major collector roads only for double frontage lots that back up to those roads. Therefore, the provisions of 4.1.J.1.b shall only apply to double frontage lots with rear yards adjacent to arterials or major collectors.