

ORDINANCE NO. 804

AN ORDINANCE AMENDING ORDINANCE NO. 755, CONCERNING ZONING AND CHANGING THE REGULATIONS CONCERNING SETBACKS IN BUSINESS "A" DISTRICTS

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

Section 1. That Section 8 (h) of Ordinance No. 755, shall be and the same is hereby amended so as to read as follows:

"(h) FRONT YARDS IN BUSINESS DISTRICTS.

1. No front yard shall be required in Business "A" Districts; provided that in Business "A" Districts which are entirely surrounded by Residence Districts and whose greatest dimension does not exceed 1320 feet, there shall be a front yard of 10 feet measured back from the front property line along the side of any block in which 40 per cent or more of the frontage is improved with buildings having front yards of 10 feet or more.

2. In none of the cases provided for in this section where the proposed building is to be on a corner lot at the intersection of two streets shall a setback on more than one street be required."

Section 2. By reason of the fact that some buildings and improvements are about to be started at this time, a special emergency is declared to exist, this ordinance is declared to be necessary for the immediate preservation of the public peace, health and safety and it shall be effective upon its passage.

Adopted and approved as an emergency ordinance this 15th day of March, 1950.

/s/ F.A. Hoisington  
President of the Council

ATTEST:

/s/ Helen C. Tomlinson  
City Clerk

I HEREBY CERTIFY that the foregoing emergency ordinance entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 755, CONCERNING ZONING AND CHANGING THE REGULATIONS CONCERNING SETBACKS IN BUSINESS "A" DISTRICTS, 2 was introduced, passed, numbered 804 and ordered published by the

unanimous vote of the members of the City Council of the City of Grand Junction, at a regular meeting of said Council held on the 15th day of March, A. D. 1950.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of March, 1950.

/s/ Helen C. Tomlinson  
City Clerk