

ORDINANCE NO. 1173

AN ORDINANCE AMENDING SECTIONS 3-b-(9)-B-3 B, 3 B(10) C-1 B, SECTION 6-a, SECTION 9-e, SECTION 11 UNDER CATEGORIES STREETS, COLLECTOR AND STREETS, SECONDARY, ALL SECTIONS BEING A PART OF CHAPTER 83, 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, THE ZONING ORDINANCE OF SAID CITY; TO PROVIDE RESPECTIVELY THE ADDITION OF USES TO THE RETAIL BUSINESS CATEGORIES AND TO THE LIGHT COMMERCE CATEGORIES, TO AMEND THE SECTION CONCERNING FENCES, TO PROVIDE FOR THE CHANGE IN THE DESIGNATION OF A QUORUM ON THE BOARD OF ADJUSTMENT AND APPEALS AND TO ADD CERTAIN ROADS OR STREETS TO SUCH CLASSIFICATIONS WITHIN THE ORDINANCE.

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

Section 1. That Section 3-b-(9)-B of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 3. Zone Classifications

b. Zone Districts

(9). B-3 Retail Business

B. Conditional Uses

Residential Use 1.5

Commercial ... 5.2, 5.3, 5.4,
5.5, 5.10

Section 2. That Section 3-b-(10)-c-1B of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 3. Zone Classification

b. Zone Districts

(10). C-1 Light Commerce

B. Conditional Uses

Residential Use 1.5

Commercial Use 5.5, 5.6, 5.7,
5.8, 5.9, 5.10

Section 3. That Section 6-a of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 6. Supplementary Regulations

a. Fences: Fences or walls not exceeding 30 inches in height may be erected on any part of a lot in any "R" residential zone district except as further regulated on corner lots, between the front line of the lot and the front setback line for structures. Such fences may be increased to 48" maximum height if a ratio of 2/3 open space to 1/3 closed space per square foot is maintained in that part of the fence or wall extending above the 30" height. On any other part of the lot, fences may be erected to a height not exceeding 6 feet. The height of such walls or fences shall be determined by measurement from the ground level at the lowest grade level within three feet of either side of such fences or walls. Any fence more than 6 feet in height shall be considered a structure. If an "R" residential tract faces into a "B" Business, "C" Commercial, "I" Industrial, or "P" Parking zone district, the height of the fence in front of the setback line for structures may be 4 feet high.

On corner lots, that part of a backyard fence which extends to and along the side property line may be five feet high.

Section 4. That Section 9-e of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 9. Board of Adjustment and Appeals

e. Meetings: Public meetings of the Board shall be regularly scheduled at least once each three months. Special meetings may be held as provided by rules of procedure adopted by the Board. The presence of four voting members is necessary to constitute a quorum.

Section 5. That Section 11 of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to provide that 28 3/4 Road from the North City Limits to the South City Limits be added to the classification in said Section of Streets, Collector, and 29 Road from the North City Limits to the South City Limits be added to the classification in said Section of Streets, Secondary.

PASSED AND ADOPTED this 15th day of May, 1963.

/s/ Charles E. McCormick
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1173, was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 1st day of May, 1963, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City, this 16th day of May, 1963.

/s/ Helen C. Tomlinson
City Clerk

Published: May 4, 1963
Published: May 18, 1963