

ORDINANCE NO. 1198

AN ORDINANCE AMENDING SECTIONS 6 f (1) AND 6 g (2) OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AMENDING HEIGHT REGULATIONS AND REQUIREMENTS AS TO CARPORT AND GARAGE CONSTRUCTION.

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

Section 1. That Section 6 f. (1) of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 6. SUPPLEMENTARY REGULATIONS

f. Building Height:

(1) The maximum height for buildings as specified in business, commercial and industrial zone district for all allowed uses, and in residential districts for the 1.5 and 2.4 use groups, may be increased by action of the City Council after consideration of the Planning Commission following a public hearing for which public notice is given, provided the applicant obtains written evidence from the City Fire Department and Building Inspector that the preliminary plans for the proposed building include adequate features for fire protection and public safety, and provided the Planning Commission is guided in its findings by the following considerations:

(a) The effect of the increased height on adjacent property including that of light, air and ventilation.

(b) Availability and suitability of off-street parking.

(c) Location and design of the structure with reference to fire, health and safety factors.

(d) The economic impact on the community of the proposed structure.

Section 2. That Section 6 g (2) of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction be amended to read as follows:

Section 6. SUPPLEMENTARY REGULATIONS

g. Private Garages and Carports:

(2) Carports may be located closer to the side yard lot line by one-half of the minimum required side lot for principal building, but in no case closer than three (3) feet to said lot line. Carports so located must remain open on the side toward the said lot line.

PASSED AND ADOPTED this 15th day of July, 1964.

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

ATTEST:

Helen C. Tomlinson City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1198, 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 July, 1964, 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 July, 1964.

Helen C. Tomlinson City Clerk

Final Pub July 19, 1964