

ORDINANCE NO. 1963

AN ORDINANCE PERMITTING A VARIANCE IN THE HEIGHT OF HOSPITALS AND SIMILAR BUILDINGS.

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

That Section 6f(1) of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

"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, 2.4 and 3.4 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 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."

PASSED and ADOPTED this 6th day of May, 1981.

Karl M. Johnson

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Acting President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1963, 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 15th day of April, 1981, 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 7th day of May, 1981.

Neva B. Lockhart

Neva B. Lockhart, CMC  
City Clerk

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Effective: June 7, 1981