

ORDINANCE NO. 2064

AN ORDINANCE AMENDING AND REPEALING SECTIONS OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE.

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

1. That the following sections of Chapter 32 of the Code of Ordinances of the City are amended to read:

A. 4-2-11 B, 4-2-12 B and 4-2-13 B:

B. Minimum side and rear yard setback 0 feet (if adjacent to a residential zone or existing residential use 10 feet)

B. 5-8-4 D 1:

1. The FIA has reviewed three Flood Hazard Information Studies compiled in Mesa County by the Army Corps of Engineers in 1976, found them to be accurate, and adopted them for their 1978 Flood Insurance Studies. The boundaries shown within these 1978 Flood Insurance Studies are incorporated into this regulation, along with related explanatory matter, water surface elevations, profiles and cross sections. These maps shall be referenced as 5-8-4E of the City of Grand Junction Zoning and Development Code. Amendments to the official maps of adoption of additional maps shall be accomplished under the procedures and requirements for rezoning (see 4-4).

C. 4-3-4 (the Use/Zone Matrix)

All uses listed under the H. O. Zone in the matrix as A or S are changed to C.

D. 2-2-2B9

Mesa County Staffs, Planning Commission, or Mesa County Board of County Commissioners. Such agencies will respond in writing to the requested review in the number of days indicated on the review form. Review agencies may request additional time for review if good cause is shown and if such request is made within the review time. The agencies' reviews will be advisory in character.

E. 4-2-3

E. Minimum side yard setback

Principal structure - 5 feet

Accessory structures (on rear half of parcel) - 3 feet

F. The opening paragraph of 4-2-3 RSF-8 (Residential Single Family - approximately eight units per acre).

This zone is intended to be a high density single family urban

zone. The use of land structures is maximized. Common open areas are encouraged to provide functional and aesthetic relief. Development of this density should be provided with complete urban services and facilities.

2. That subsection 4-2-10F be amended by the addition of subsection 4, reading as follows:

4. Residential uses in the B-1 zone shall be limited to 16 units per acre.

3. That subsection 4-2-12F be amended by the addition of a subsection 1, reading as follows:

1. Residential uses approved through the conditional use process shall not exceed a maximum density of 64 units per acre.

PASSED and ADOPTED this 7th day of July, 1982.

Louis R. Brach

President of the Council

ATTEST:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2064, 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 16th day of June, 1982, 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 8th day of July, 1982.

Neva B. Lockhart, CMC

Neva B. Lockhart
City Clerk

Published: June 18, 1982

Published: July 9, 1982

Effective: August 8, 1982