

ORDINANCE NO. 2327

CONCERNING SECTIONS OF THE ZONING CODE OF THE CITY OF GRAND JUNCTION, INVOLVING VARIANCES, LANDSCAPING, HELIPORTS AND HELIPADS, FARM IMPLEMENTS AND FENCES ALONG PATTERSON ROAD.

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

That the following sections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as indicated.

1. Section 5-4-13 is amended to read:

"5-4-13. The Governing Body, may after study and recommendation by the Planning Commission, authorize variances FROM THE PROVISIONS OF SECTION 5-4 where, due to exceptional topographical, soil or other subsurface conditions, or other conditions peculiar to the site and undue hardship would be caused to a developer by the strict application of the provisions of this SECTION. These variances MAY not be granted if they would be detrimental to the public good or impair the intent and purpose of this section.

2. Section 5-1-5 is amended by the addition of a section G reading:

G. Requests for variances from Section 5-1-5 shall be processed in accordance with the provisions of Chapter 10, Variances.

3. Section 4-2-12D is amended to read:

D. A minimum of 75% of the required front yard setback shall be landscaped. ON ANY STREET WHERE THE REQUIRED SETBACK IS LESS THAN FIVE FEET, THE LANDSCAPING REQUIREMENT SHALL BE 75% OF THE FIRST FIVE FEET ALONG THAT STREET. THE ADMINISTRATOR MAY APPROVE THE LANDSCAPING TO BE LOCATED IN AREAS OTHER THAN THE SETBACK, OR FIRST FIVE FEET, AS LONG AS THE TOTAL REQUIRED SQUARE FOOTAGE IS PROVIDED AND THE INTENTS OF THIS CODE ARE MET.

4. Chapter 13 is amended by the addition of definitions as follows:

HELIPAD: A minimum facility without the logistical support provided by a heliport (see heliport definition) at which helicopters take off and land. Helipads do not have structures or facilities for maintenance, repair, fueling or storage of helicopters. A helipad may be located at ground level or elevated on structure.

HELIPORT: An area of land, water or a structural surface containing fuel facilities (whether fixed or mobile) which is designed, used or intended to be used for the take off and landing of helicopters and any appurtenant areas including buildings or other facilities such as parking, maintenance and repair

facilities.

PUBLIC-USE HELIPORT: A heliport or helipad that has been designed for use by the general public and is available for such, whether owned or operated by a governmental agency or a private entity, provided that such entity has agreed to that use of their property in writing.

5. Figure 4-3-4, the Use/Zone Matrix, is amended by the addition of "/Propane or Home Fuel Distribution" to the use "Farm Implements".

6. Section 5-1-5A is amended by the addition of a subsection 1 reading.

1. Fences up to six feet in height are permitted within front yard setbacks along Patterson Road for the purpose of screening or buffering. Such fences shall meet all requirements of this code concerning traffic visibility (see 5-3-2). Staff shall review fences proposed under this paragraph in accordance with special and conditional use criteria and may refer a proposal for Board of Adjustment review of any potential negative impacts.

PASSED and ADOPTED this 4th day of March, 1987.

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2327, 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 18th day of February, 1987, 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 5th day of March, 1987.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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