

ORDINANCE NO. 2391

AN AMENDMENT TO THE CITY CODE PROVIDING FOR ADMINISTRATION VARYING THE TWENTY FOOT FRONT YARD SETBACK ON A SIDE STREET OF A CORNER LOT WHERE PARKWAYS EXIST BETWEEN THE SIDEWALK AND THE CURB FOR SINGLE FAMILY USES ONLY.

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

Section 5-1-7(K) of the Zoning and Development Code of the City of Grand Junction is hereby amended by the adding of an additional subparagraph 3 to read as follows:

3. Corner lots in areas where an existing parkway strip exceeds ten feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the administrator under the following conditions and restrictions. The administrator may establish a fee to cover the cost of processing and administration. A side street shall be considered that street corresponding to the side yard of the majority of the structures on a block. In unusual or conflicting circumstances, the administrator shall designate which street is the side street.

a. No variance shall be approved to less than five feet from the property line.

b. Variance shall be approved for single family residential uses only and shall not be permitted for any other uses.

c. Any variances approved shall meet all other provisions of this code including sight distance requirements. No variance shall be granted unless the City Engineer certifies that the proposal will not create unsafe conditions for pedestrian or vehicle circulation.

d. No vehicular access shall be allowed from the side street to any structure approved for a variance under the provisions of this section (5-1-7k.3.)

e. Approval of a variance shall be in the form of a letter, signed by the administrator, containing the legal description of the property in question. The letter shall be recorded by the applicant with the Mesa County Clerk and Recorder prior to issuance of a building permit.

PASSED and ADOPTED this 3rd day of August, 1988.

John W. Bennett

President of the Council

Attest:

Neva B. Lockhart, CMC

