

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4842

**AN ORDINANCE AMENDING ORDINANCE No. 4508 FOR THE PLANNED RESIDENTIAL DEVELOPMENT – NORTH 7<sup>TH</sup> STREET CONSISTING OF GUIDELINES AND STANDARDS BY WHICH NEW CONSTRUCTION OR ALTERATIONS WITHIN THE ZONE ARE DETERMINED TO DISALLOW THE USE OF VINYL FENCING ON PROPERTIES WITHIN THE DISTRICT**

Recitals:

In March 2012, the City Council of the City of Grand Junction found that it was in the interest of the public to adopt the *North Seventh Street Historic Residential District Guidelines and Standards* as the new Plan for the *Planned Residential Development-North 7<sup>th</sup> Street* zone district.

Furthermore, the City Council has determined that the Plan achieves long-term community benefits by establishing a process and guidelines and standards for review of development in a unique, nationally recognized historic neighborhood in the City.

The bulk, development, improvement, architectural and design standards are derived from the *North Seventh Street Historic Residential District Guidelines and Standards*. The City Council finds that the proposed amendment regarding the use of vinyl fencing on properties within the District clarifies this concern and will contribute to maintaining the overall historic character of the North Seventh Street Historic Residential District.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendment to the North Seventh Street Historic Residential District Guidelines and Standards.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

**The North Seventh Street Historic Residential Guidelines and Standards are amended as follows:**

***26.20.090 Fencing.***

(a) ***Guideline.*** *Fencing materials and styles should complement the character of the District. Fence styles, particularly in front yards, should be similar to those from the restoration era of the buildings on site. In addition to the regulations for fences applicable to the R-8 zone, fences in the District shall adhere to the requirements of this section.*

*(b) **Standard.** Vinyl or plastic fencing is not appropriate on any part of a property within the North Seventh Street Historic Residential District and use of such fencing is not allowed.*

Introduced on first reading this 20<sup>th</sup> day of February 2019 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of March, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelmenn  
City Clerk

Paul Taylor Smith  
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4842 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of February, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of March, 2019, at which Ordinance No. 4842 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22<sup>nd</sup> day of March, 2019.

  
Deputy City Clerk

Published: February 22, 2019  
Published: March 22, 2019  
Effective: April 21, 2019

