

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2689

**Ordinance Amending Sections 4-2-1 and 4-2-2 of the
Grand Junction Zoning and Development Code**

Recitals.

The City Council has established a policy that newly annexed areas be zoned to a city zone comparable to the previous county zone or in conformity with adopted plans. The RSF-1 and RSF-2 zones are intended to be comparable to Mesa County's R-1-A and R-1-B zones. The rear yard setbacks for the City zones are 50 feet while the rear yard setbacks for the County zones are 30 feet. This text amendment is required to establish the consistency between the City and County zones as directed by Council policy.

After public notice and public hearing, as required by the Zoning and Development Code, the Grand Junction Planning Commission recommends approval of the text amendment as proposed.

The City Council finds that the requested text amendment is necessary to implement the stated policies of the Council.

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

Sections 4-2-1 and 4-2-2 of the Grand Junction Zoning and Development Code are hereby amended to change the rear yard setback requirement from 50 feet to 30 feet.

Introduced on first reading this 2nd day of June,
1993.

PASSED and ADOPTED on second reading this 16th day of
June, 1993.

ATTEST:

Mayor

City Clerk