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Fil	e	1976-0047
Da	to	1/25/00 Project Name: Change in Setback Requirements
Da	··	1725/00 Project Name. Change in School Requirements
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t	d	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
-		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
_		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
	- 1	Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
_		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
	4	*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Follow-Up Form
X	^	Review Sheets
X	V	Memo to Planning Commission from Planning Staff
X	X	Proposed Changes to Setback Requirements
X	X	Memo to City Council from Orchard Mesa Advisory Group – 2/28/77
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To: City Flanning Commission Subject: Change in Setback Requirements From: City Planning Staff

attached are the staff proposals for changes in city setback requirements. Essentially the setbacks have been reduced to chose which would presently be allowed under the reverse corner lot provisions of the ordinance. With the reduction of these setbacks we would recommend the deletion of items 1,2, \$ 3 of section 6 N. of the supplementary regulations (pg. 85 in the zoning ordinance). It is also recommended that item 4 of the same section be changed to read as follows: - On to sheet side of any corner lot accessory buildings must meet all of The minimum selback requirements for principal buildings."
We would appreciate your comments and suggestions on these proposeels et the next workshop on October 14, 1926.

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PRODOSED Changes To Setback Requirements

O Proposed that front YARD SETBACKS IN ALL residential gones (R-1-A, R-1-B, R-1-C, R-1-D, R-2, R-2-A, AND R-3) be changed to:

MAJOR STREETS — 75 ft.

Secondary Streets — 60 ft. V

Collector Streets — 45 ft. V

Other Streets — 40 ft.

@ PROPOSED that front YMED SETBACKS FOR BUSINESS JONES B-1 AND B-2 Le changed To:

MAJOR STREETS — 65 ft. SECONDARY STREETS — 55 ft. Collector Streets — 45 ft. Other Streets — 40 ft.

3 PROPOSED that front yARD SETBACES FOR
BUSINESS JONE B-3 and commercial zones
C-1 and C-2 be changed to:

MAJOR STREETS — 55 ft.
Secondary Streets — 45 ft.
Collector Streets — 35 ft.
Other Streets — 25 ft.

D PROPOSED that Shout your SETBACKS FOR BINDUSTRIAL BONCS I-1 and I-Z. UR CHANGED TO:

MAJOR STREETS - 50 ft.

SCEANDARY STREETS - 40 St.

Collector streets - 30 St.

OTHER STREETS - 25 St.

To: Grand Junction City Council

From: Orchard Mesa Citizen Advisory Group

Subject: Proposed Ordinance to reduce minimum Set Back requirements.

Date: February 28, 1977

The Orchard Mesa Citizen Advisory Group opposes this ordinance and requests that the City Council turn it down.

Da Warner

The ordinance would change the character of established neighborhoods. Further, it is premature at this time.

A transportation study now underway will result in redesignation of some roadways. As the Set Back requirement varies with the roadway designation, Set Backs will change with the roadways when they are changed. If Set Backs are changed now, dwellings built at the minimum set back line will be closer to the right of way when a road is redesignated to a wider right of way. We submit that this is poor planning.

The Set Back requirements were changed a few years ago. We feel that Set Back requirements should not be changed again until the new roadway plan is finalized.

The Orchard Mesa Citizen Advisory Group and other groups have had discussion with City Officials about citizen input which can impact the planning process. We feel we have the right to participate in the planning process. We urge the City Council to take action to implement a system whereby Citizens can take an active, constructive role in the planning of their community.

Co ordinating Chairman

Orchard Mesa Citizen Advisory Group

Notify the following to any changes in setbacks:

1. Enstroms Candy 7^{26} Sf.

A. Ant Betts 9th St.