

To: City Planning 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 those 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 6N. 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 the street side of any corner lot accessory buildings must meet all of the minimum setback requirements for principal buildings."

We would appreciate your comments and suggestions on these proposals at the next workshop on October 14, 1976.

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4/16/77

Proposed Changes To Setback Requirements

① Proposed that front yard setbacks in all residential zones (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. ✓
COLLECTOR STREETS	—	45 ft. ✓
Other Streets	—	40 ft.

② Proposed that front yard setbacks for Business zones B-1 and B-2 be changed to:

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

③ Proposed that front yard setbacks for Business zone 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.

④ Proposed that front yard setbacks for ~~the~~ INDUSTRIAL ZONES I-1 and I-2 be changed to:

MAJOR STREETS	—	50	ft.
SECONDARY STREETS	—	40	ft.
Collector STREETS	—	30	ft.
OTHER STREETS	—	25	ft.

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.

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.

Philip J. La Lena

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Co ordinating Chairman

Orchard Mesa Citizen Advisory Group

Mr. Warner Rec. 3/2/77

Notify the following to any changes in setbacks:

1. Enstroms Candy 7th St.

2. Art Bitts 7th St.