

ORDINANCE NO. 446

AN ORDINANCE AMENDING SECTION 6 of ORDINANCE NO. 432,
PASSED AND ADOPTED MAY 2, 1928.

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

Section 1. That Section 6 of Ordinance No. 432, passed and
adopted May 2, 1928, be and the same is hereby amended to read
as follows:

Section 6. Any use of property existing at the time of the
passage of this ordinance that does not conform to the
regulations prescribed in the preceding sections of this
ordinance shall be deemed a non-conforming use and such non-
conforming use may be continued. A non-conforming use shall not
be extended, but the extension of a use to any portion of a
building which portion was arranged, or designed, for such non-
conforming use at the time of the passage of this ordinance will
be permitted. A non-conforming building may not be reconstructed
or structurally altered to an extent exceeding in aggregate cost
during any ten-year census period, sixty per cent of the then
fair value of the building unless the use of said building is
changed to a conforming use. A non-conforming use, if changed to
a conforming use, may not thereafter be changed back to any non-
conforming use. (The fact that a building is temporarily
unoccupied or not rented shall not be considered a
discontinuance of its use.)

Section 2. That all ordinances or parts of ordinances in
conflict herewith are hereby repealed.

Passed and adopted this 6th day of March, 1929.

/s/ C. D. Moslander
President of the Council

ATTEST:

/s/ Helen C. Niles
City Clerk

I HEREBY CERTIFY That the foregoing ordinance, being Ordinance
No. 446, was introduced, read, and ordered published by the City
Council of the City of Grand Junction, Colorado, at a regular

meeting of said body held on the 20th day of February, A. D. 1929, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said city, at least ten days before its final passage.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of said city this 6th day of March, A. D. 1929.

/s/ Helen C. Niles
City Clerk