

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4497

**AN ORDINANCE AMENDING SECTION 21.08.020(b)(1)
OF THE GRAND JUNCTION MUNICIPAL CODE**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances.

The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

Section 21.08.020(b)(1) currently limits expansion of otherwise lawful nonconforming, nonresidential uses to 20% of the floor or ground area.

The Grand Junction City Council desires to encourage the highest and best use of the land within its boundaries in accordance with applicable law, and finds that allowing expansion of otherwise lawful nonconforming, nonresidential, uses without imposing an arbitrary limitation thereon, furthers that goal.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that an amendment eliminating the 20% limitation on expansion of otherwise lawful nonconforming, nonresidential uses will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.08.020(b)(1) is amended as follows:

(b) Nonresidential Uses.

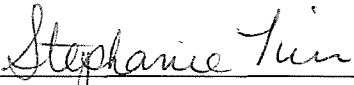
(1) Expansion. In a nonresidential zone, on a parcel of land on which there exists an otherwise lawful nonconforming use, an existing structure and/or an outdoor operations/storage/display area may be expanded provided all other provisions of this code are met. Nonconforming use shall not be expanded in any residential zoning district.

All other provisions of Section 21.08.020 shall remain in full force and effect.

INTRODUCED on first reading the 16th day of January, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 1st day of February, 2012 and ordered published in pamphlet form.

ATTEST:



City Clerk



President of the Council