Having been duly posted on the 1st day of March, 1999, and the public having the opportunity to comment on the propriety of the following regulation, the regulation will be duly promulgated and become effective on the 8th day of March, 1999.

RE: ADMINISTRATIVE REGULATION 1-99

Zoning and Development Code City of Grand Junction

Issued by:/s/ E. Scott HarringtonE. Scott Harrington, Director of Community DevelopmentDate

Topic:

Interpretation of "Telecommunications Center" for purposes of placement in the Zoning and Development Code (the "Code") sec. 4-3 (Use/Zone Matrix) in accordance with sec. 4-10 (Uses not Mentioned.)

Background:

The rapid growth of telecommunications technology has resulted in the creation of operations and uses not directly addressed by the Code. Some telecommunications operations consist of several "operators" who may take orders for merchandise, provide technological support to customers, perform distribution and inventory control functions, or similar type functions that can be conducted over electronic networks. "Electronic networks" means via telephone, modem, satellite networks, the internet, fiber optics or other rapidly evolving technology.

Some of such operations are clearly accessory to the primary function of a professional office, warehouse or retail establishment. However, some similar activities are much larger in scale and are, thus, distinguishable from an office enterprise. What this regulation describes is termed a "telecommunications center", which have a large number of employees (work stations for at least one hundred persons; hereinafter "large-scale") who perform a variety of tasks over electronic networks. Further, a telecommunications center performs contract services for clients and inventory that may be located anywhere in the world. This new, hybrid, use does not fit well in the existing code definitions: "Professional Office", "Retail Business", or "Wholesale" uses.

Administrative Interpretation

A telecommunications center means an operation or activity conducted over the phone, through satellite networks, over the internet or other electronic networks,

including: taking orders for merchandise, products or services; providing technological support and assistance for product or service users; controlling of supplies, materials or inventory; transportation dispatching and management; and similar large-scale services performed over electronic networks. Physical inventory associated with a telecommunications center may or may not be located on-site.

In accordance with sec. 4-10-1 of the Code, a telecommunications Center is hereby interpreted to fit within the definition and uses of "Wholesale Businesses" for purposes of Table 4-3-4, Use/Zone Matrix, Non-residential Zone Districts and shall be permitted and regulated in the same zoning districts as Wholesale Businesses. This decision is bolstered by the fact that that Telecommunications Centers typically are similar to Wholesale Businesses in one or more of the following ways: physical space needs; clientele; trip generation and traffic; parking and circulation; and number of employees.