

ORDINANCE NO. 1382

AN ORDINANCE AMENDING SECTION 11 OF THE ZONING
ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING
HEARINGS 0.1 CONDITIONAL USES.

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

That the conditional use definition of Section 11 of
Chapter 32 of the Code of Ordinances of the City of Grand
Junction is hereby amended to read as follows:

Section 11. DEFINITIONS AND LIMITATIONS

Conditional Use. . . . A use which requires action by the
Commission after a public hearing for which public notice is
required. The decision of the Commission shall be made after
considering the following factors:

1. Apparent community need for the use.
2. Suitability of location for the use.
3. Property values of surrounding area.
4. Plan of development of use.

Any use existing on the effective date of this
ordinance or effective date of last zoning, which is a
conditional use in the zone district where it is located shall be
considered a "use by right" and not a non-conforming use and need
not be approved by the Commission.

PASSED AND ADOPTED this 6th day of January, 1971.

/s/ R. G. Youngerman
President of the Council

ATTEST:

/s/ Neva B. Lockhart
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being
Ordinance No. 1382, 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 16th day of December,
1970, 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 hereunto set my hand and

affixed the official seal of said City this 7th day of January,
1971.

/s/Neva B. Lockhart
City Clerk

Publish: January 10, 1971