

ORDINANCE NO. 1468

AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, AND CONCERNING INDUSTRIAL STORAGE, OFF-STREET PARKING IN RESIDENTIAL AREAS AND THE MEMBERSHIP OF THE BOARD OF ADJUSTMENT AND APPEALS.

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

That the following sections or subsections of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts

(13) I-2 Heavy Industry

A. Permitted Uses:

- Assembly Uses 2.1, 2.3, 2.5, 2.6, 2.7
- Institutional Use. 3.1, 3.5
- Business Use4.1, 4.2, 4.3, 4.5, 4.6, 4.7,
- Commercial Use ... 5.1, 5.2, 5.3, 5.4, 5.5, 5.6,
- Industrial Use ... 5.8, 5.9, 5.10
- Industrial Use ... 6.1, 6.2, 6.3, 6.4

4.8
5.7

B. Conditional Uses:

- Industrial Use ... 6.6, 6.5

Section 5. PARKING AND LOADING

a. Off-Street Parking

(1) Standards . . .

- (i) Residential uses -- for all one (1) family dwelling units up to and including four (4) family dwelling units, two parking spaces per each dwelling unit; for all multi-family dwelling units, five (5) family or more, one and one-half (1-1/2) parking spaces per each dwelling unit; provided, however, that if strict application of these requirements produces undue hardship or an unnecessary number of spaces because of possible usage, the Council may vary such requirements as it equitably determines.

Section 9. BOARD OF ADJUSTMENT AND APPEALS

a. Members: There is hereby created a Board of Adjustment and Appeals of the City of Grand Junction, Colorado. The Board shall consist of nine members and three alternate members, none of whom

shall hold elective or appointive positions with the City of Grand Junction, except that one may be a member of the Planning Commission.

At least four members of the Board shall be employed in the construction trade, such as, a building contractor, a plumbing contractor, an electrical contractor or an architect or engineer. All members of the Board shall be residents of the City.

PASSED and ADOPTED this 3rd day of October, 1973.

/s/ Stanley R. Anderson
President of the Council

/s/ Neva B. Lockhart
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1468, 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 19th day of September, 1973, 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 4th day of October, 1973.

/s/ Neva B. Lockhart
City Clerk

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