

Published by Municipal Code Corporation

ORDINANCE NO. 1486

AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING PLANNED DEVELOPMENTS AND DEFINITION OF PUBLIC NOTICE

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

Section 1. That Subsection 3e. of Subsection (15)A, Planned Developments, of Section 3, Zone Classifications 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

(15)A. PLANNED DEVELOPMENTS

3. Types of Planned Developments

e. PDB - Within the PDB District the uses permitted shall be the same as PD 8 except that the business and commercial uses may constitute one hundred percent of the uses located in the district, and residential unit developments in this district may have a maximum density of up to 32 units per acre. In the case of the PD B Zone, the Planning Commission may waive the two acre requirement.

Section 2. That Section 11b. Definitions and Limitations defining Public Notice of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

SECTION 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words

Public Notice . . . Notice to the public of an official hearing by the City Council, Planning and Zoning Commission or Board of Adjustment and Appeals. Such notice must be published one time in the official newspaper of the City at least fifteen (15) days before such hearing. Notice must also be posted on the premises subject to change for fifteen consecutive days prior to the hearing. Such posting shall consist of at least one sign, four (4) square feet in area posted in a conspicuous place and in printed letters of a size easily readable from a distance of twenty feet. Said newspaper and sign publication must state the type, time, date and location of such public hearing.

PASSED and ADOPTED this 6th day of February, 1974.

Stanley Anderson

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President of the Council

ATTEST:

Neva B. Lockhart

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1486, 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 January, 1974, 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 February, 1974.

Neva B. Lockhart

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City Clerk

Pub.

Final Pub.