

ORDINANCE NO. 1749

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION IN REGARD TO PLANNED DEVELOPMENT BUSINESS ZONES.

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

That Subsection 3b(15)A3e of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

"e. Within the PD-B District, the uses permitted shall be the same as PD-8 except that the business and commercial uses may constitute 100% of the uses located in the District and except that the following additional uses may only be allowed at the discretion of the City Council after consideration and recommendation by the City Planning Commission:

- (1) Business Uses - 4.8, 4.9
- (2) Commercial Uses - 5.1, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10
- (3) Industrial Uses - 6.1

Residential unit developments in this District may have a maximum density of thirty-two (32) units per acre after necessary rights of way are dedicated. In the case of the PD-B zone, the Planning Commission may waive the two (2) acre requirement."

PASSED and ADOPTED this 7th day of June, 1978.

Karl M. Johnson

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1749, 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 17th day of May, 1978, 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 8th day of June, 1978.

Neva B. Lockhart, CMC

Neva B. Lockhart

City Clerk

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