

ORDINANCE NO. 1944

AN ORDINANCE REMOVING OFFICE AND RESTAURANT USES AS CONDITIONAL USES IN THE MULTI-FAMILY (R-3) RESIDENTIAL ZONE IN THE CITY.

WHEREAS, restaurant and office uses were incorporated into the R-3, Multi-Family Residential Zone of the City Zoning Ordinance to provide accommodation to certain high density areas of the City for benefit directly to those areas; and

WHEREAS, the result of the permission of such conditional uses has been a proliferation of business uses not related to particular areas but to the City generally, rather than what was intended; and

WHEREAS, the use of Planned Business zoning will adequately provide for office and restaurant use in those areas where such uses are necessary and in which they are not otherwise permitted uses:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That subsection b(6)B of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

b. Zone Districts.

(6) R-3 Multi-Family Residence (Very High Density)

B. Conditional Uses:

Assembly Use . . . 2.5, 2.6, 2.7

Business Use . . . 4.9

PASSED and ADOPTED this 18th day of February, 1981.

Jane S. Quimby

President of the Council

Attest:

Theresa F. Martinez

Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1944, 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 4th day of February, 1981, 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 19th day of February, 1981.

Theresa F. Martinez

Theresa F. Martinez
Deputy City Clerk

Published: February 6, 1981

Published: February 20, 1981

Effective: March 22, 1981