

ORDINANCE NO. 2477

AMENDING SECTIONS 4-3-4, 4-6-2, 5-9, AND CHAPTER 12 OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION

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

Amending Section 4-3-4 of the Grand Junction Zoning and Development Code to permit animal clinics (indoor only) as a Special Use in the B-1 (Limited Business Zone).

And,

Amending Section 4-3-4 of the Grand Junction Zoning and Development Code to change the category "Outside Sale of Retail Goods" from special use to allowed use in B-2, B-3, C-1, C-2, I-1, and PZ zones.

And,

Amending Section 4-6-2 of the Grand Junction Zoning and Development Code to revise paragraph G to read as follows:

G. A conditional use shall remain valid as long as the permitted use is maintained and operated in compliance with the terms and conditions of the approval. A conditional use that is discontinued for one year or longer for whatever reason is not valid. If the Administrator believes that a conditional use has been discontinued for more than one year, he shall send written notice by certified mail of the invalidity to the owner of record of the property on which the use was located. Within seven days of the receipt of such notice the owner may request in writing a hearing before the Planning Commission to consider an extension of the permit. If no such request is made, the permit shall be considered revoked.

And,

Amending Section 5-1-9 of the Grand Junction Zoning and Development Code to add a new Section (F) reading as follows:

5-1-9F A home occupation shall be operated and maintained to not interfere with the peace, quiet and dignity of the neighborhood. The following are examples of uses which would be acceptable as home occupations: low volume office (insurance, realty), beauty shop, seamstress, instruction (as limited in paragraph C), arts and crafts, wordprocessing and other computer applications, door to door sales.

Under normal operating procedures the following types of uses would not be acceptable as home occupations: medical/dental office, motor vehicle repair, restoration or conversion, engine repair, medical/cosmetic facilities for animals, machine shop/metal working.

