

ORDINANCE NO. 2583

AMENDING SECTION 4-3-4 OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION

WHEREAS, significant commercial type activity along our highway corridors in the HO (Highway Oriented) zone is occurring, and

WHEREAS, the Zoning and Development Code has required many uses to be reviewed through a conditional and special use permit process, and

WHEREAS, the City, by and through the Community Development Department, desires to encourage many diverse land uses in the HO zone.

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

1. Section 4-3-4 of the Grand Junction Zoning and Development Code is hereby amended by changing the following categories:

a. from "uses not permitted" to "allowed uses" in the H.O. zone the following: "Business Residence", "Golf Courses/Golf Driving Ranges", "Membership Clubs & Community Activity Buildings", "Clinics", "Nursery Stock/Gardening Supplies", and "Building Materials Sales and Storage";

b. from "uses not permitted" to "special use" in the H.O. zone the following: "Rental-Home Oriented", "Building Materials Sales and Storage", and "Bus and Taxi Service and Storage Buildings";

c. from "uses not allowed" to "conditional use" in the H.O. zone the following: "Multi-Family Residential", "Cemeteries", "Funeral Homes/Mortuaries/Crematories" and "Physical and Mental Rehabilitation Centers";

d. from "special use" to "allowed use" in the H.O. zone the following: "Financial Institutions", "Neighborhood Service Offices", "Professional/Government Offices", "Barber Shop/Beauty Shops/Pharmacies/Self-Service Laundries/Similar Uses", "Cafes", "Restaurants/Cafeterias", "Health Athletic Clubs & Services", "Nurseries/Greenhouses", "Produce Stands", "Drive-up Financial Institutions", "Drive-up Laundry/Dry Cleaners" and "Drive-up Photo Processing";

e. from "conditional use" to "allowed use" in the H.O. zone the following: "Bus/Commuter Stops", "Swimming Pools", "Counseling Center", "Parking Lots", "Retail Business - Limited Inside", "Motels", "Residential Hotels/Hostels/Tourist Homes", "Bowling Alleys", "Night Clubs/Pubs/Inns - Not Serving Liquor/Wine/Beer", "Recreational Halls/Pool Halls", "Theatres", "Miniature Golf Courses", "Gasoline Service Stations", "Animal Clinics (indoor only)" and "Car Washes";

f. from "conditional use" to "special use" in the H.O. zone the following: "Hotels", "Skating Rinks/Entertainment Centers", "Campgrounds - Overnight", "Auto Repair Garages (includes painting)" and "Truck Stops";

g. from "uses not permitted" to "allowed use" in the I-1 (light industrial) and I-2 (heavy industrial) zone the following: "Nurseries/Greenhouses".

2. The Community Development Director and the City Clerk are hereby directed to cause the foregoing amendments to be incorporated into the Zoning and Development Code of the City.

Introduce this 3rd day of June, 1992.

Passed and adopted this 1st day of July, 1992.

ATTEST:

NAME

\_\_\_\_\_  
President of the Council

Theresa F. Martinez

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Acting City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2583, 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 5th day of June, 1992, 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 2nd day of July, 1992.

Theresa F. Martinez

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Theresa F. Martinez, CMC  
Acting City Clerk

Published: June 5, 1992

Published: July 3, 1992

Effective: August 3, 1992