
ORDINANCE NO. 2706
SPECIFYING THE USES ON LOTS 3 & 4,
HILLTOP MINOR SUBDIVISION NO. 2

Recitals

Hilltop Subdivision is currently zoned Planned Business (PB) and was originally rezoned and approved for the Hilltop Rehabilitation Hospital. The approved plan has lapsed.

A replat of Hilltop Subdivision, Lot 1 has been proposed as Hilltop Minor Subdivision No. 2.

The proposed Lot 1 is developed and Lot 2 is being proposed for a nursing home facility. There is currently no plan for Lots 3 or 4.

A list of defined uses for Lots 3 and 4 was recommended by Planning staff to the Planning Commission to limit the current and future owners to those uses appropriate to the Zone and location.

The Planning Commission has recommended that the uses for Lots 3 and 4 not be limited at this time by adoption of a list of uses and has further recommended that all future uses for Lots 3 and 4 be subject to approval by the Planning Commission.

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

That the uses for the proposed Lots 3 and 4 of Hilltop Minor Subdivision No. 2 be those uses that are allowed, or allowed by a Conditional Use Permit or Special Use Permit in the B-1 (limited business) zone, as specified in the Use/Zone Matrix of the Zoning and Development Code.

INTRODUCED for 1st READING and PUBLICATION this 15th day of September, 1993.

PASSED and ADOPTED this 6th day of October, 1993.

ATTEST:

President of the Council

City Clerk