

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2752  
AMENDING SECTION 4-3-4 USE/ZONE MATRIX TO ALLOW  
RESIDENTIAL USES IN UPPER FLOORS IN B-3 ZONE

RECITALS:

There has been some interest in promoting residential uses above business uses in the downtown area. The Main Street area is zoned B-3 which allows multi-family residential uses with a Conditional Use Permit. This text amendment deletes the requirement for a Conditional Use Permit for residential units proposed in upper floors of existing buildings in the B-3 zone.

Planning Commission recommended approval of the text amendment at their May 3, 1994 hearing.

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

That section 4-3-4 Use/Zone Matrix--Non-residential zone districts be amended as follows:

Adding a note (8) to Multi-family Residential  
(8) Residential uses in upper floors (2nd floor and above) shall be allowed in buildings existing as of the date of this ordinance in the B-3 zone provided all Fire, Building and other applicable Codes are met.

Introduced on first reading this 18th day of May, 1994.  
PASSED and ADOPTED on second reading this 1st day of June, 1994.

/s/ R.T. Mantlo  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk