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Fil	e_1	984 - 0006 Project Name <u>Text Amendment - Conditional Use Definition</u>	
P r e s	S c a n	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick	
n	e	guide for the contents of each file.	
t	đ	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in	
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	
\dashv	\dashv	Table of Contents	
-+	\dashv	Review Sheet Summary	
-+	-	Application form	
-		Review Sheets	
_	-	Receipts for fees paid for anything	
	-	*Submittal checklist	
		*General project report	
-	┪	Reduced copy of final plans or drawings	
-	\dashv	Reduction of assessor's map	
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		*Mailing list to adjacent property owners	
\dashv	-	Public notice cards	
	\dashv	Record of certified mail	
		Legal description	
		Appraisal of raw land	
	_	Reduction of any maps – final copy	
		*Final reports for drainage and soils (geotechnical reports)	
		Other bound or nonbound reports	
		Traffic studies	
		Individual review comments from agencies	
		*Petitioner's response to comments	
		*Staff Reports	
		*Planning Commission staff report and exhibits	
		*City Council staff report and exhibits	
		*Summary sheet of final conditions	
	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X	Ordinance No. 2184 - **	
	- 1	Planning Commission Minutes - ** - 3/27/84	
X	X	Memo from Gerry Ashby to Karl Metzner re: request from change of text- 4/28/84	
H		172001	
-			
-			

CITY OF GRAND JUNCTION, COLORA **MEMORANDUM**

Reply Requested Yes No 🗌

4/18/84

To: (From:) Gerry Hahly From: (To:) KARL METZNER

ORIGINALLY I Thought I understood what The Conditional use text chance ship but I've been ASKED some questions THAT I'M NOT SURE how TO ANSWER. CAN you please review these and advise on how to respond? Thruks

QUESTIONS:

- 1. If a use (i.e. a hospital) was Elisting in A RMF-64 (R-3) Zone before the code, does that MEAN hospitals, AS A USE CATAGORY IN The USE/ZONE MATRIX ARE MY MILLOWED IN ANY PMF-64
- 2. If the term "USE" MEANS A Specific USE EXISTING ON A SPECIFIC PARCEL of land CAN that USE EXPAND ONTO ADJACENT PARCELS OF LAND, IN THE SAME ZONE, . AS AN ALLOWED USE?
 - 3. CAN AN EDISTING USE RELOCATE AS AN ALLOWED USE AS LONG AS They STAY IN The STAME ZONE DISTACT?

(over)

4. If the regulation change from an allowed use to a conditional use is A legal problem, what about uses that were changed from ALLOWED to special, ALLOWED to prohibited or anditional to prohibited?

5. Since the previous H.O. zone contained some uses that were allowed of which were made either conditional or prohibited by shis code, why is she H.O. zone exempted from this provision?

Text Amendment -Definition of Conditional Use Approved Appr. CA City Council