

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

4/18/84

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

ORIGINALLY I THOUGHT I UNDERSTOOD WHAT THE CONDITIONAL USE TEXT CHANGE SAID 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? THANKS

QUESTIONS:

1. If a use (i.e. a hospital) was EXISTING IN A RMF-64 (R-3) ZONE before the code, does that MEAN hospitals, AS A USE CATEGORY IN THE USE/ZONE MATRIX ARE ~~NOT~~ ALLOWED IN ANY RMF-64 ZONE?

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 EXISTING USE RELOCATE AS AN ALLOWED USE AS LONG AS THEY STAY IN THE SAME ZONE DISTRICT?

(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 conditional to prohibited?

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

#6-84

Text Amendment -

Definition of Conditional Use

3/27/84 GJPC

Approved

4/18/84

Appr. CA City Council