

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2929

**AMENDING SECTION 4-3-4 USE/ZONE MATRIX OF THE ZONING AND
DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION
SAND AND GRAVEL STORAGE IN I-1
METAL/STONE/MONUMENT WORKS IN I-1
CONCRETE AND ASPHALT PLANTS IN I-1 AND I-2
HEAVY EQUIPMENT STORAGE IN I-1, I-2, AND PZ**

Recitals.

Currently Sand and Gravel Storage is allowed in I-2 with a Special Use Permit and in Public Zone with a Conditional Use Permit. It is allowed as an accessory use to "Sand and Gravel Extraction Processing" which is allowed with a Conditional Use Permit in all zones except the Parking District. "Sand and Gravel Storage" as a principle use is appropriate in an industrial zone and should be allowed in I-1 with a Conditional Use Permit.

"Metal/Stone/Monument Works is currently only allowed in I-2. Just as in "Sand and Gravel Storage", Metal/Stone/Monument Works is also an appropriate land use in I-1 and should be allowed with an Conditional Use Permit.

There currently is not a land use category in the matrix for "Concrete and Asphalt Plants". They typically are included as an accessory use with gravel extraction & processing. There are occasions, such as sand and gravel storage, that the primary use of a property may be maintained as a concrete and/or asphalt batch plant or proposed only for such uses. Through the Conditional Use Permit process any negative impacts on adjacent properties and the neighborhood can be addressed and mitigated. Concrete and Asphalt Plants should be allowed with a Conditional use permit in the I-1 and I-2 zone districts.

There are many industrial businesses that have heavy equipment storage at their place of business. The majority of these businesses are not classified as a salvage operation. Currently Heavy Equipment Storage is included in the zoning matrix with "Junk Yards/Salvage Yards/Heavy Equipment Storage (without repair facilities)". "Heavy Equipment Storage" should be removed from "Junk Yards and Salvage Yards" and made a use by right in I-1, I-2 and PZ.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed text

amendment.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Grand Junction Zoning and Development code be amended to include the proposed text amendment.

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

That Section 4-3-4, Use/Zone Matrix, of the Zoning and Development Code is hereby amended to include:

- 1) to allow Sand and Gravel Storage in I-1 with a Conditional Use Permit;
- 2) to allow Metal/Stone/Monument Works in I-1 with a Conditional Use Permit;
- 3) to allow Concrete and Asphalt plants in I-1 and I-2 with a Conditional Use Permit; and
- 4) Heavy Equipment Storage in I-1, I-2, and PZ as an allowed use.

Introduced on first reading this 5th day of June, 1996.

PASSED and ADOPTED on second reading this 19th day of June, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk