

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3367

ZONING A PLANNED DEVELOPMENT LOCATED AT 704 ELM AVENUE
TO ADD AN ADDITIONAL ALLOWED USE

Recitals.

The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. In 1988 the structure, previously a single family home, was rezoned to PB (Planned Business) to allow for office use. The owner now proposes to amend the final plan and add an additional allowed use – a beauty salon. Currently the only use allowed in this planned development zone is office. The use is located within a remodeled single family home and no exterior changes are proposed to the structure.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 2.6A of Grand Junction Zoning and Development Code and recommended approval of this zone change at its July 10, 2001 hearing.

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

Council finds that the proposed rezone meets the criteria as set forth in Section 2.6A of the Zoning and Development Code and in accordance therewith the following described parcel zoned PD is amended to allow uses for office and a beauty salon:

The south 70.5 feet of Lot 1, Elm Avenue Subdivision, except the south 4 feet as conveyed to incorporated City of Grand Junction in deed recorded August 21, 1937, book 364, page 395.

INTRODUCED for FIRST READING and PUBLICATION this 1st day of August, 2001.

PASSED on SECOND READING this 15th day of August, 2001.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of City Council