

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 26, 1968 - 8:00 a.m.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Richard Stranger, Harry Colescott, Blake Chambliss.

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Paul Walker, Paul Hadinger, Mrs. Dee Payton, Frank Simonetti.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the May 29th meeting approved as sent and read.

II. HEARING ON REQUEST FOR ZONING CHANGE

Discussion on present zoning of R-3 (Multi-family residence). Don Warner explained the request for Petail Business (B-3) for Lots 13 through 18, Block 34, City of Grand Junction. (NW Corner of 2nd and Gunnison). Frank Simonetti, 121 Gunnison Avenue, objected to the request for rezoning, stating that he moved into the area with the idea of it being a quiet residential area. Mrs. Payton stated the reason for her wanting to put a gift shop on an enclosed front porch - to help supplement her income to put four children through school and college. Mr. Simonetti said he did not object to this particular shop but did not want the area to become noisy and busy.

It was moved by Blake Chambliss to recommend to the City Council they approve the rezoning request of Mrs. Dee Payton, Homer Brown and Isla Brown for the change ~~from~~ R-3 to B-3 for Lots 13 through 18, Block 34. Seconded by Dick Stranger. 5 "yes", Colescott "no".

III. HEARING ON ZONING TEXT CHANGE

Don Warner explained Zoning Text Change. The suggestion was that the off-street parking standards be made mandatory rather than advisory. Discussion followed. Dick Stranger moved the City Zoning Ordinance be changed to read as follows: Section 5. PARKING AND LOADING, a. Off-Street Parking: Unless otherwise provided, as in an organized parking district, the following minimum standards for off-street parking spaces shall be mandatory for all new construction. The motion was seconded by Harry Colescott and passed.

There was a discussion pertaining to loading zone requirements. Due to changed alley loading permits, the Off-Street Loading Section is not thought necessary in the City Zoning Ordinance.

A motion was made by Dick Stranger to repeal All of b. Off-Street Loading, coming under Section 5, PARKING AND LOADING. Seconded by Grace Smith. Passed.

IV. B & B SUBDIVISION RECOMMENDATION

The preliminary plat of B & B Subdivision, 12th and Hermosa, was discussed and shown. It was moved by Barbara Hyde that this plat be recommended to the City Council for acceptance.

V. DISCUSSION OF REZONING BY COMMISSION

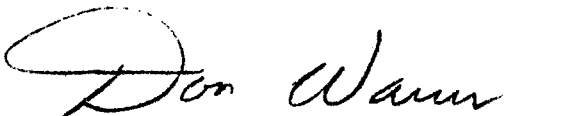
A motion was made by Dick Stranger to advertize for a hearing of rezoning to B-3 from B-1 - West side of North 7th Street from alley south of North Avenue to Teller Avenue - Lots 17 through 22, Block 6, and Lots 11 through 22, Block 17 also the East side of North 7th Street from Belford Avenue to Teller Avenue - Lots 1 through 10, Block 18, from R-2 to B-3. This motion was seconded by Grace Smith and passed.

VI. FUTURE AGENDA DISCUSSION

Barbara Hyde asked that the Cultural group be invited to attend a meeting of the Planning Commission to discuss assisting the City on passing a Housing Code.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director