

Allen +

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 26, 1969 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Harry Colescott, Blake Chambliss and Ray Paruch.

OTHERS PRESENT: Richard Gray, City Manager and Don Warner, Development Director.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the October 29th meeting approved.

II. AMENDMENT OF ZONING TEXT RECOMMENDED TO COUNCIL

Don Warner stated that he had talked to the Health Dept. as requested by the Commission. The Health Dept. has no restrictions on Boarding Rooms and the suggested changes will fit with the College requirement which is 90 sq. ft. per person. Harry Colescott made a motion that the Commission recommend to City Council that the following changes in text of the Zoning Ordinance be made:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use....

As Written: 1.6 Commercial residence, limited....consists of lodging, boarding or rooming house serving six or more persons for living and sleeping on a non-transient basis.

To Be Amended To Read:

1.6 Commercial residence, limited....consists of lodging, boarding or rooming house where three (3) or more rooms are used for living and sleeping on a non-transient rental basis.

AND

Section 11. DEFINITIONS AND LIMITATIONS

As Written: b. Boarding and Rooming House....A building containing a single dwelling unit and three (3) or more beds in guest rooms where lodging is provided, with or without meals, for compensation. "Compensation" may include money, services or other things of value.

To Be Amended To Read:

- b. Boarding and Rooming House....A building containing a single dwelling unit and three (3) or more guest rooms where lodging is provided, with or without meals, for compensation. "Compensation" may include money, services, or other things of value. Two rooms may be rented in single-family zones without being classed as a boarding or rooming house. Rooms rented in single-family zones must have a minimum of 80 square feet per occupant.

Blake Chambliss seconded the motion and it passed.

III. APPROVAL OF REQUEST FOR PLANTERS AT 1001 N. 5th St. RECOMMENDED TO COUNCIL

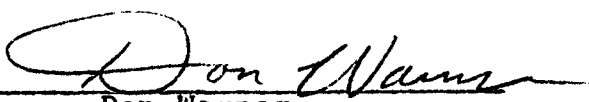
A letter and sketch of the proposed planters was presented to the Commission. Discussion followed. The request has been approved by the Traffic Engineer. Grace Smith made a motion to recommend to Council that a Revocable Permit be granted to Jim Gale for the construction of two small planters between the sidewalk and curb and gutter in front of the office building at 1001 N. 5th St. Blake Chambliss seconded the motion and it passed.

IV. GENERAL INFORMATION

City Manager Gray mentioned to the Commission the plans for the consolidation of the City and County Building and Planning Offices. Discussion followed.

V. ADJOURNMENT

There being no further business, the meeting was adjourned.


 Don Warner
 Development Director

GALE & CO.

1001 NORTH FIFTH STREET, GRAND JUNCTION, COLORADO 81501 / PH. 242-5850

NOVEMBER 25, 1969

GRAND JUNCTION CITY COUNCIL
5TH & ROOD
GRAND JUNCTION, COLORADO 81501

GENTLEMEN:

THIS LETTER IS TO REQUEST THAT WE BE PERMITTED TO PLACE TWO SMALL PLANTERS IN THE AREA BETWEEN THE CITY SIDEWALK AND CURB & GUTTER IN FRONT OF OUR OFFICE BUILDING LOCATED AT 1001 N. 5TH STREET, GRAND JUNCTION, COLORADO. A SKETCH IS ATTACHED TO THIS REQUEST SHOWING PLACEMENT OF THESE PLANTERS. THEY ARE ONLY A FOOT AND ONE-HALF IN HEIGHT AND THEREFORE, SHOULD NOT OBSTRUCT THE VISION FOR PASSING VEHICLES.

WE WOULD APPRECIATE APPROVAL OF THIS SO THAT WE MAY COMPLETE OUR LANDSCAPING PLAN BEFORE THE COLD WEATHER SET IN. THANK YOU.

SINCERELY,

GALE & COMPANY

JAMES L. GALE

JLG/JU

Real Estate Broker / Mortgage Lender

Real Estate Sales—Residential—Commercial