

Mr Gray

GRAND JUNCTION PLANNING COMMISSION
Wednesday - May 24, 1970 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Blake Chambliss, Raymond Paruch, Harry Colescott, Richard Stranger and Dale Hollingsworth.

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

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the May 6th meeting approved.

II. REQUESTED REZONING TO P (Parking) RECOMMENDED TO COUNCIL

Don Warner explained the request of Richard Sparkman from the plat book and zoning map showing the requested rezoning in relation to other zoning in the area. Discussion followed. Mr. Sparkman stated he had talked with the neighbours and there were no objections. Don Warner said the neighbours were anxious to get parking off of the streets.

Grace Smith made a motion that the request for rezoning from R-3 (Multi-family Residence) to P (Parking) of Lots 21, 22, 23 and Lot 24 except West 5' thereof, Block 3 of the City of Grand Junction (934 thru 944 Belford Avenue), be recommended to City Council. Blake Chambliss seconded the motion and it passed.

III. REVOCABLE PERMIT REQUEST TO INSTALL PLANTERS RECOMMENDED TO COUNCIL

A letter and sketch for the installation of 2 planters East of the building at 562 White Avenue was submitted to the Commission by Elder, Phillips and Carpenter. Discussion followed.

Dale Hollingsworth made a motion that the request for a revocable permit to install two planters East of the building at 562 White Avenue be recommended to Council. Dick Stranger seconded the motion and it passed.

IV. REQUEST FOR ALLEY VACATION - BLOCK S - KEITH'S ADDITION RECOMMENDED TO COUNCIL

An application and request by the Sentinel Publishing Company for vacation of the East-West alley located in Block S of the Keith's Addition to the City of Grand Junction was presented to the Commission.

Letters of consent from Public Service, Mt. States Telephone Co. and the owner of the property mentioned, Mr. Howard Stewart, were received. The City Engineering Dept. has consented to the vacation. (Letters on file - Development Dept.)

Blake Chambliss made a motion that the request for vacation of the East-West alley located in Block S of the Keith's Addition to the City of Grand Junction (with the retainment of an easement the width of the alley (20 ft.) and 50 ft. in length, beginning at the East line of South 12th Street) be recommended to Council.

Dale Hollingsworth seconded the motion and it passed.

V. FENCE REGULATION DISCUSSION - HEARING TO BE SET

Discussion was held on proposed change of Regulations of Fence Height. The Development Department will advertize the change as presented to the Commission. A public hearing will be set.

VI. REQUEST FOR REZONING AREA WEST OF 6TH AND CENTER - HEARING TO BE SET

A discussion was held on rezoning request from R-1-B to R-3, 65' of Charles Shaw's property West of 6th Street between Center and Bookcliff. A hearing will be advertized and posted for June 24th at 7:30 p.m.

VII. DISCUSSION - B-2 ZONING ORDINANCE CHANGE


A letter from Keith Mumby, written for Mr. Hobby Frazer, operator of the 7-2-11 Stores located on 23rd, 12th and 1st Streets, was presented to the Commission.

The letter was written for the purpose of requesting an amendment to the limitations contained in the City Zoning Ordinance with respect to Neighborhood Business. The cease operation time would be changed from 10:00 P. M. to 11:00 P. M.

Discussion followed. (The Development Department is to mail copies of the Zoning Ordinance Text that pertain to B-2 Zoning to Planning Commission members.) This subject to be continued at the next meeting.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.



 Don Warner *bb*
 Development Director