

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 29, 1964 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Messrs. Robert Baker, Chairman, David Palo, Harry O. Colescott, Richard L. Stranger, and Ray Meacham. Members absent: Mrs. Robert Russell and Mrs. Clinton Smith

Others Present: Don Warner, Development Director, Joe Lacy, City Manager, Messrs. Don Stacey, Abott Tessman, Les Kelgard, Ivan Kladder, and Ed Eisenhauer

I. MINUTES APPROVED.

A motion was made by Mr. Meacham and seconded by Mr. Stranger that the minutes of the regular meeting of November 27, 1963, be approved as written. The motion carried.

II. RECOMMEND TO COUNCIL REZONING REQUEST OF VOICE OF WESTERN COLORADO, INC., AND C & K CORPORATION BE APPROVED.

Chairman Baker read a letter from Attorneys Helman, Younge, Hockensmith & Stacey requesting for their clients a zoning change from R-1-C single-family residence to C-1 light commerce for the following described parcels of land:

That part of the SE- $\frac{1}{4}$  SE- $\frac{1}{4}$  SE- $\frac{1}{4}$  of Section 12 T1S, R1W of the Ute Meridian which lies north of a line 330 feet north of the south line of said SE- $\frac{1}{4}$  SE- $\frac{1}{4}$  SE- $\frac{1}{4}$ .

Beginning at the SE corner of Lot 8, Block 2 Houlton's Second Resubdivision, thence north 45° 13' east 112.3 feet to the SW corner of Lot 11 of said Block 2, thence east 250', more or less, to the east line of said Section 12, T1S, R1W of the Ute Meridian, thence south to the NE corner of the E- $\frac{1}{2}$  of the SE- $\frac{1}{4}$  SE- $\frac{1}{4}$  SE- $\frac{1}{4}$  of said Section 12, thence west to the NW corner of said E- $\frac{1}{2}$ , thence north to the south line of Houlton's Second Resubdivision, thence east 1.57 feet, more or less, to the point of beginning.

Don Warner presented a slide showing the exact location of these proposed changes. Attorney Don Stacey spoke with regard to the need for rezoning this property. He emphasized the fact that future residential development of the area is unlikely if not impossible due to the topography of the area.

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Members of the Board questioned Mr. Stacey with regard to possible residential development vs. commercial development. Mr. Kelgard of Gibson Products, Inc. advised the Commission that Gibson Products, Inc. has made plans to enlarge their present store facilities including additional warehouse area. He further informed the Commission that Gibson Products, Inc. has plans to build two more stores in the Western Slope with the Grand Junction location acting as central warehousing. Enlargement of present store facilities will commence within thirty days after Council approval of the zoning change. An economic study and site plan is attached.

A motion was made by Mr. Stranger and seconded by Mr. Palo that the Commission recommend to council that the request for rezoning the above described area from R-1-C to C-1 zoning classification be approved. The motion carried.

III. REQUEST FOR REZONING OF DORRIS SUBDIVISION DROPPED.

The request for rezoning of Dorris Subdivision was dropped inasmuch as the major property owner, Mr. Bernie Dorris, had not filed a formal application nor had he submitted the zoning application fee.

IV. RECOMMEND TO COUNCIL REZONING REQUEST OF ED EISENHAUER MOTOR COMPANY BE APPROVED.

A request from Messrs. E. C. Eisenhauer, Loyd Files, Clarence Files and the TEAL Company was read requesting a change in zoning from R-2 two-family residence to C-1 light commerce for the following described tract of land:

Beginning at a point 330 feet North of City Monument located at 21st Street and North Avenue, thence north 135 feet, thence east to the east line of the W- $\frac{1}{2}$  SE- $\frac{1}{4}$  SW- $\frac{1}{4}$  SE- $\frac{1}{4}$ , Section 12, T1S, R1W of the Ute Meridian, thence south 135 feet, thence west to the point of beginning.

There was a general discussion regarding the possible affect on surrounding residential area and the need for this zoning change. Economic study and site plan is attached.

Mr. Palo disqualified himself from consideration of this zoning request.

A motion was made by Mr. Meacham and seconded by Mr. Stranger that the Commission recommend to Council that the request for rezoning the above described area from R-2 to C-1 zoning classification be approved. Motion carried.

V. RECOMMEND TO COUNCIL ALLEY VACATION REQUEST BY INDEPENDENT LUMBER COMPANY BE APPROVED.

Chairman Baker read a letter from Helman, Younge, Hockensmith & Stacey, Attorneys, on behalf of Independent Lumber Company requesting vacation of all alleys in Block 8, Mobley's First Subdivision. A general discussion followed with regard to present usage of these alleys, sewer facilities, and Public Service easement requirements.

A motion was made by Mr. Colescott and seconded by Mr. Palo that the Commission recommend to Council the alley vacation request for the above described property be approved provided that the Independent Lumber Company submits written acceptance of the present sewer facilities as private sewer and that proper arrangements be made with the Public Service Company for an easement. Motion carried.

RECOMMEND TO COUNCIL CHANGE IN ZONING ORDINANCE TEXT.

Following a general discussion, a motion was made by Mr. Colescott and seconded by Mr. Palo that the Commission recommend to Council that the following change be made in the text of the Zoning Ordinance:

Delete the words "truck terminal" from Use Group 6.2, page 12 and add the words "truck terminal" to Use Group 5.7, page 11 of the Zoning Ordinance.

Motion carried.

VII. RECOMMEND ANNEXATION BOUNDARIES AND ECONOMIC FEASIBILITY STUDY.

Following a general discussion, the motion was made by Mr. Meacham and seconded by Mr. Stranger that the Commission recommend to Council that the annexation boundaries of the following described tracts of land be approved and that the Development Department be instructed to prepare an Economic Feasibility Study for these areas:

Lot 2 of Block 1 and all of Block 5, Fairmount Subdivision.

N $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 11, T1S R1W of the Ute Meridian EXCEPT the west 624 feet thereof.

Motion carried.

VIII. DISCUSSION OF ZONING ORDINANCE TEXT CHANGE--SIDE LOTS.

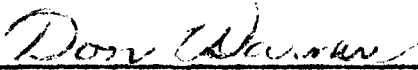
It was decided to advertise for hearing a proposed clarification of side lot dimensions because of conflict between overhang requirements and actual building requirements.

IX. REGIONAL PLANNING DISCUSSED.

Participation of City Planning Commission members on the Regional Planning Commission was discussed. It was unanimously agreed that City Planning Commission members should make every effort to attend Regional Planning Commission meetings so that the City might be more effectively represented and the City Council better informed at to actions taken by the Regional Planning Commission. It was suggested that should Commission members wish any items to appear specifically on the Regional Planning Commission agenda that they contact Mr. Don Warner who will, in turn, pass these items on to Regional Planning Director Don Brown.

X. ADJOURNMENT.

A motion was made by Mr. Stranger and seconded by Mr. Palo that the meeting be adjourned. Motion carried. The meeting was adjourned at 9:55 A.M.

  
\_\_\_\_\_  
Don Warner  
Development Director

JOHN A. NELMAN  
THOMAS R. YOUNG  
FRANK H. ROBERTSON  
DONALD H. STACY  
JAMES H. ROSS

**Holman, Young, Hochstetler & Stacy**

ATTORNEYS AT LAW  
GRAND JUNCTION, COLORADO

January 31, 1964

643 6000 AVENUE  
TEL. 643-6000  
P. O. BOX 600  
AREA CODE 200

**Mr. Donald Warner  
Planning Director  
City of Grand Junction  
City Hall  
Grand Junction, Colorado**

**Re: Reasoning request on behalf of Voice of  
Western Colorado, Inc. (KKKO) and  
C & K Corporation (Gibson Products)**

**Dear Mr. Warner:**

In accordance with the Zoning Ordinance of the City of Grand Junction, we are submitting the following information showing the need for the additional C-1 limited commercial district area. This is a compilation of data presented at the planning commission hearing. With reference to C & K Corporation, we submit the following:

**I. Determination of Trade Area. C & K Corporation leases to Gibson Products of Grand Junction who operates a discount store. Although the store draws customers from the entire western slope of Colorado and a large portion of eastern Utah, advertising efforts are confined to 125 miles radius. Within this area Gibson Products advertises heavily on local radio stations and T.V. stations and in all newspapers. In addition to this 4 to 6 times a year mailings are sent out to every address within the said 125 radius. By tabulation of license numbers of automobiles parked in the store parking lot, it has been determined that 40 to 60 per cent of the customers are from outside of Mesa county. Gibson Products operates 102 discount stores and it has been their experience that the stores draw trade from at least a 100 mile radius.**

II. Determination of Trade Area Population, Present and Future. With such a large trade area it is impossible to present accurate figures on the population. However, it is estimated to be between 100,000 and 200,000 at the present time. Future rate of growth cannot be predicted accurately, but it is certain that growth will occur. Based on the population report prepared by the Western Colorado Regional Planning Commission the estimated population within Mesa county in the year 1963 is 54,804 and for the year 1970 64,349. This amounts to an increase of just under 20 per cent over the next 7 years.

III. Determination of Effective Buying Power in Trade Area. It is estimated that the buying power of residents of Mesa county amounts to \$106,000,000.00 per year. The buying power of those within the trade area living outside of Mesa county is approximately \$125,000,000.00.

IV. Determination of Net Potential Customer Buying Power, for the Proposed Uses. With the proposed use, it is anticipated that gross sales of Gibson Products will rise to \$2,500,000.00. It is impossible to estimate the net potential customer buying power for the proposed use, but it is greatly in excess of anticipated gross sales.

V. Determination of Justified Size and Practicality of Stores. The experience of Gibson Products in operating 102 stores of a similar nature together with the experience of the local store in its operation over the past 6 months and comparisons with facilities elsewhere in the city, county and the 125 mile radius have lead to the conclusion that the proposed size of the addition to the existing store is practical. The addition would be used in part as a grocery store and in part for warehousing facilities for the local store and for 2 additional stores proposed for western Colorado.

VI. A Site Plan Showing Proposed Structures, Uses, Open Spaces, Facilities for Parking and Loading, and Arrangement for Pedestrian and Vehicular Circulation. A copy of the site plan presented at the hearing is attached hereto.

VII. A Proposed Time Schedule for Beginning and Completion of Development. It is anticipated that construction will commence in 30 days of final approval of the zoning request. Actual construction is estimated to be completed within 60 days thereafter.

VIII. A Statement indicating the Applicant's Economic Responsibility and Capability of Accomplishing the Development for which the Zoning Amendment is requested. The net worth of the local Gibson Store and the land upon which it is operating is approximately \$216,000.00. The details in this regard are listed with the First National Bank of Grand Junction and Dun & Bradstreet. Gibson Products has been in operation since 1932. Presently, it operates 102 stores throughout the country. Financing for the contemplated construction is arranged.

We also demonstrated to the planning commission that the property for which the rezoning request was submitted, is not suitable for residential development. This is primarily by reason of the fact that approximately \$12,000.00 to \$14,000.00 would be needed to construct a bridge across the Indian Wash to give access to the property. Therefore, the only practical use for the property is for commercial purposes.

With reference to the property owned by Kthe Voice of Western Colorado (KEXO), we summarize the presentation to the planning commission as follows:

1. With the additional power facilities the broadcasting radius is 100 miles.
2. It is estimated that the population within the 100 mile radius is 100,000 with an undetermined growth rate for the future.
3. The effective buying power of the residents of Mesa county is \$106,000,000.00. The effective buying power within the 100 mile radius would be somewhat in excess of that of the residents of Mesa County.
4. The net potential customer buying power of a radio station is the same as set forth in paragraph 3 above.
5. Inasmuch as the radio station has been operating on the property for which the rezoning request has been submitted since 1947. The justified size and practicality for its use has been demonstrated. In essence this request is to obtain proper zoning for an existing non-conforming use. The property in question is not useable for any other purpose. Below the ground around the radio tower is a network of copper wires extending from the radio tower to the boundaries of the property. The wires are from 6 to 12 inches below the ground level. Accordingly, no excavation of any kind is feasible on this property. The uses that would be feasible for such property are limited to those of radio or television for all practical purposes.



Donald Warner

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6. A site plan has previously been submitted and displayed at the hearing of the Grand Junction Planning Commission. A copy of this plan is attached hereto.
7. Immediate development is not contemplated, inasmuch as the property is presently being operated as a non-conforming use.
8. The development for which the zoning amendment is requested has already taken place, and accordingly the requirement of a statement of the applicant's economic responsibility and capability of accomplishing such a development would not seem to be pertinent.

We believe this accurately summarizes what was presented at the meeting of the Grand Junction Planning Commission. If not, please feel free to call upon us, and we shall be happy to supply any omissions or make any corrections.

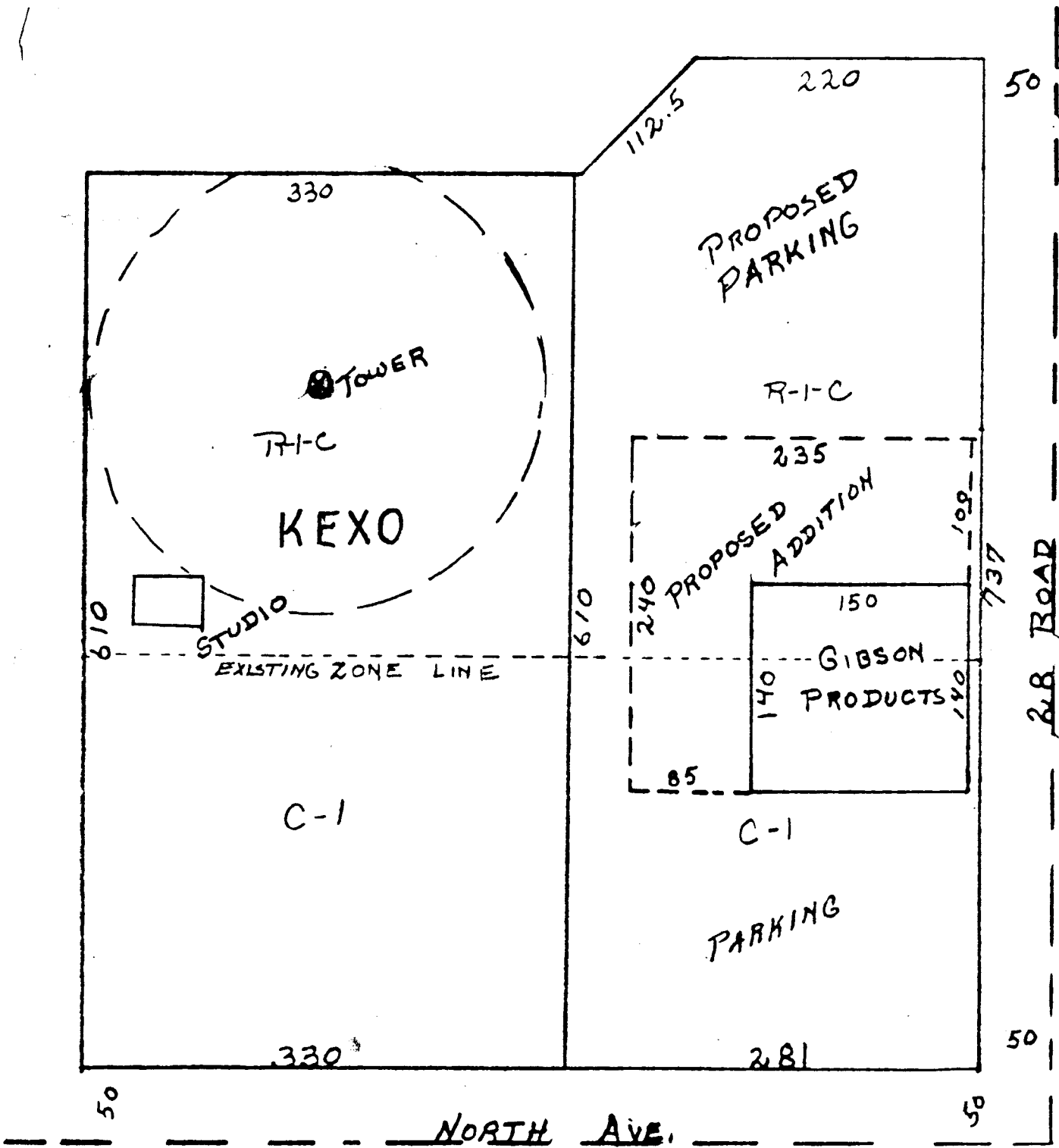
Very truly yours,

HELMAN, YOUNG, HOCKESSMITH & STACKY

By

  
Attorneys for C & K Corporation  
and Voice of Western Colorado, Inc.

DWS/pah  
encls.



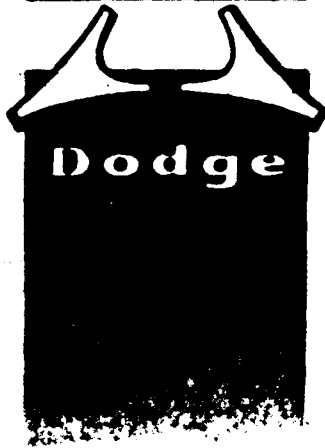
REQUESTED FOR RE-ZONING

AREA FROM ZONE LINE TO NORTH  
PROPERTY LINES



# ED EISENHOWER MOTOR COMPANY

Telephone 243-1562 3rd & Colorado  
GRAND JUNCTION, COLORADO



January 27, 1964

Grand Junction Planning Commission  
Grand Junction, Colorado

RE: Beginning at a point 335 feet N of City Monument located at 21st and North Avenue, thence N 135 feet, thence E to the E line of the ~~W 1/2 Sec. 12~~ ~~SW 1/4 Sec. 12~~ Sec. 12, T 1 S, R 1 W, U M., thence S 135 feet, thence W to point of beginning.

Gentlemen:

To confirm our earlier conversations concerning the economic feasibility of my request that the R-2 zoning classification of the above property be changed to C-1, I would like to point out the followings:

1. The trade area of the business proposed to be conducted on the property will consist of all of Western Colorado and Eastern Utah.
2. The present trade population of the above trade area is 200,000 and predictions indicate a future population of 500,000.
3. The effective buying power of the above trade area is approximately One Hundred Six Million Dollars annually.
4. The present annual gross sales of my business is approximately \$1,500,000.00 It is my belief that the relocation of my business on the above mentioned property will increase this figure by 50% or more.
5. My present business quarters are 50% too small to adequately handle my operation as it now exists. To correct the existing shortage of space and to prepare for anticipated increase in business, I feel that I need 100% more space than I presently have.
6. Attached is a plot plan showing the proposed structures, buses, open spaces,



COMPACT DODGE



STANDARD-SIZE DODGE



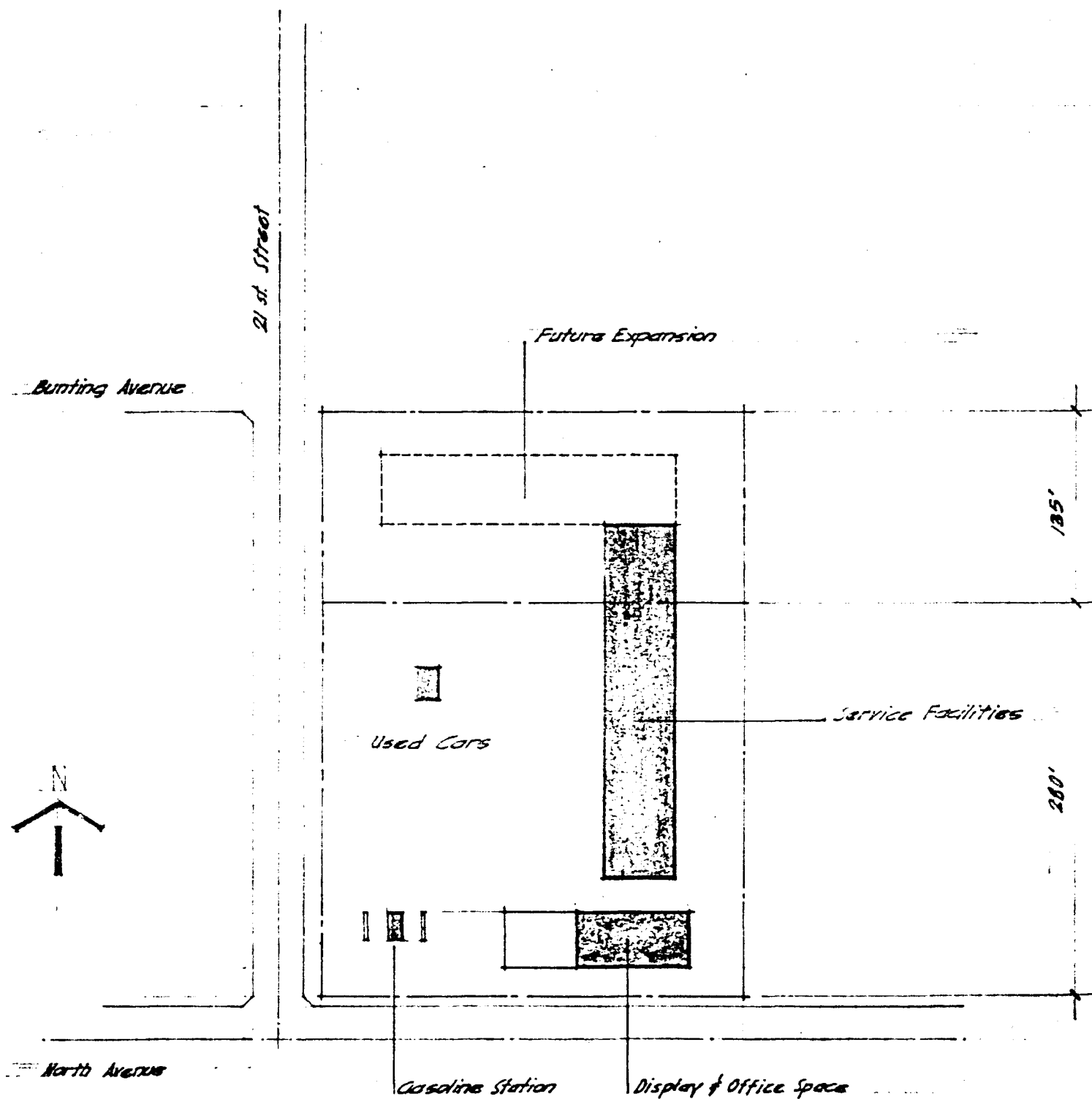
DODGE CUSTOM CAR

6. ( continued)  
facilities for parking and loading and arrangements for pedestrian  
and vehicular circulation.
7. I expect to commence construction of the buildings as shown on the  
above plot plan within 30 days after approval of the requested zoning  
change and to complete construction as soon thereafter as possible.
8. I have been a resident of Grand Junction for 13 years and a car dealer  
for 13 years. As President of Industrial Developments Inc., I have been  
devoting extensive time to the promotion and welfare of our community.  
I believe that Grand Junction has a bright future and it is my desire to  
expand with our community.

Very truly yours,

E. C. Eisenhauer  
President

ECE:md



PRELIMINARY SITE PLAN / EISENHAUER MOTOR COMPANY