

REGULAR MEETING
AND
QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

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

CONFERENCE ROOM - CITY HALL

Members Present: Messrs Ray Meacham, Harry O Colescott, Dick Stranger, Robert Baker, Chairmen, and Mrs. Robert Russell, and Mrs. Clinton Smith. Members Absent: Mr. David Palo

Others Present: Mr. Amos L. Raso, Mr. Don Warner, Development Director, Mr. Joe Lacy, City Manager, and Mr. J. E. Stockton, Building Inspector

I. MINUTES APPROVED.

A motion was made by Mrs. Russell and seconded by Mr. Meacham that the minutes of the regular meeting of March 25, 1964, be approved as written. The motion carried.

II. REQUESTED REZONING IN CITY BLOCKS 77 AND 78 TABLED FOR FURTHER STUDY.

Chairman, Mr. Baker read a letter from Mr. Amos L. Raso requesting that Lots 13-18 of Block 77 and Lots 7-12 of Block 78, City of Grand Junction, presently zoned B-3 (retail business) be changed to C-1 (light commerce). This property is located on the North and South sides of Grand Avenue from Second Street extending 150 feet West. Accompanying Mr. Raso's letter was a petition favoring the requested rezoning from a majority of property owners in the surrounding area, and a site plan for the proposed use of Lots 15 thru 18 of Block 77. Said letter is hereby incorporated into the minutes of this meeting. Mr. Warner advised the Commission that in rezoning matters, a petition for change does not carry legal weight but is merely an indication of the feeling of interested property owners.

Chairman Baker read a letter from Ada and Carl Costen protesting the proposed rezoning request. It is their feeling that the proposed rezoning would depreciate the value of their rental property (140 Grand Avenue). Said letter is hereby incorporated into the minutes of this meeting.

The area in question was pointed out to the Commission and photographs of those lots directly involved were presented.

A discussion was held on the possible merits and disadvantages involved in rezoning the area. Mr. Raso pointed out that property owners on White and Ouray Avenues have also signed the petition favoring the rezoning. Mr. Meacham noted that there is no C-1 zoning on Second Street up to North Avenue. Mr. Meacham expressed his opinion that granting the requested rezoning would create a peninsula of C-1 and that it would be better zoning practice to rezone The West side of Second Street as far South as Colorado Boulevard to C-1

Chairman Baker called for a motion to recommend to Council that C-1 zoning be granted to Lots 13-18 of Block 77 and Lots 7-12 of Block 78, City of Grand Junction. It was so moved by Mrs. Russell and seconded by Mr. Colescott.

Mr. Meacham moved that the matter be tabled until the next regularly scheduled Planning Commission meeting so that the Commissioners may have an opportunity to make a more detailed study of the situation. The motion was seconded by Mr. Colescott. The latter motion taking precedence over the former, roll was called and the motion carried.

III. RECOMMEND TO COUNCIL THAT SECTION 6, SUPPLEMENTARY REGULATIONS, PARAGRAPH F, SUB-PARAGRAPH (1) (BUILDING HEIGHTS) BE AMENDED.

Mr. Stockton explained to the Commission the necessity of a provision in the Zoning Ordinance allowing churches and apartment houses to request variance in building height regulations in residential zones. Following a general discussion a motion was made by Mr. Colescott and seconded by Mr. Stranger that the Planning Commission recommend to Council a change be made in the Zoning Ordinance to add the words shown in capitals to the paragraph on heights.

(1) The maximum height for buildings as specified in business, commercial and industrial zone districts FOR ALL ALLOWED USES AND IN RESIDENTIAL DISTRICTS FOR THE 1.5 AND 2.4 USE GROUPS, may be increased by action of the City Council after consideration of the Planning Commission following a public hearing for which public notice is given, provided the applicant obtains written evidence from the City Fire Department and Building Inspector that the preliminary plans for the proposed building include adequate features for fire protection and public safety, and provided the Planning Commission is guided in its findings by the following considerations.....

The motion carried.

IV. RECOMMEND TO COUNCIL THAT SECTION 6, SUPPLEMENTARY REGULATIONS, PARAGRAPH G, SUB-PARAGRAPH (2) (SIDE LOTS FOR CARPORTS) BE AMENDED.

Mr. Stockton advised the Commission the a six inch discrepancy exists in the Zoning Ordinance with regard to side lot requirements for carports. Following a discussion Mr. Stranger made a motion that the Zoning Ordinance be amended by adding the words shown in capitals to the paragraph on carports.

(2) Carports may be located closer to the side yard lot line by one-half of the minimum required side lot for principle building, BUT IN NO CASE CLOSER THAN THREE (3) FEET TO SAID LOT LINE. Carports so located must remain open on the side toward the side lot line.

The motion was seconded by Mr. Meacham and was carried.

V. GENERAL DISCUSSION.

Mr. Lacy asked the Commission to consider the Financial Report, Part I and make any comments and suggestions they felt applicable. A general discussion was held on the financial trends of the City.

Mr. Warner advised the Cimmission that the Annual Planning Conference will be held in Boulder on May 15th and 16th and that several members should plan to be in attendance.

It was requested that future Agendas for Planning Commission meetings give street addresses as well as legal descriptions for requested hearings.

VI. ADJOURNMENT.

There being no further business to come before the Commission the meeting was regularly adjourned at 9:50 A. M.

Don Warner

Don Warner, Development Director