

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 27, 1964 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Messrs Robert Baker, Chairman, David Palo
Harry O. Colescott, and Dick Stranger.

Others Present: Messrs Amos L. Raso, Ronald Nordquist, Paul
Evans, Worth Hyde, Andrew Williams, and
Don Warner, Development Director.

I. MINUTES APPROVED.

A motion was made by Mr. Stranger and seconded by Mr. Colescott that the minutes of the regular meeting of April 29, 1964, be approved as written. The motion carried.

II. 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

Mr. Warner advised the Commission that since the last meeting the area in question has changed considerably. The property directly south of Lots 7-12 of Block 78 has been purchased for a motel development. The owners of Lots 13-14 of Block 77 (Costen) have withdrawn their opposition to the proposed change of zone making the request unanimous for the lots included in the proposed change.

A discussion was held on the problem of alley usage and the effect on adjoining properties. (Block 77)

Chairman Baker called for a motion on the issue. Mr. Stranger made a motion that the Planning Commission recommend to the City Council that the Lots 13-18 of Block 77 and Lots 7-12 of Block 78, City of Grand Junction, be rezoned from B-3 to C-1, and that the Board of Adjustment and Appeals consider limiting use of the alley in Block 77, if a request for a drive-in type business is made to that board. The motion was seconded by Mr. Palo and carried.

III. REQUEST THAT A HEARING BE SET TO CONSIDER AMENDMENT TO ZONING ORDINANCE ON SIGN HEIGHTS.

Mr. Nordquist of Continental Oil Co. presented the Board with a drawing of the proposed sign for the corner of North Avenue and Cannell Avenue. He stated that with the present 65 foot height restriction on signs, a new sign, at that height, would not be completely visible because of other buildings.

A general discussion was held on set backs and the reason for a 73'5 foot sign. The area in question was pointed out to the Commission and a drawing of the station involved was shown.

Mr. Colescott made a motion that a Public Hearing be set on this matter. The motion was seconded by Mr. Stranger and carried.

IV. REQUEST THAT HEARING BE SET ON PROPOSED AMENDMENT TO THE NON-CONFORMING USE PROVISION IN THE ZONING ORDINANCE.

A discussion of non-conforming uses and the problems connected there to. Mr. Warner pointed out that at the present some properties present problems because they were in compliance with zoning originally but when the new ordinance was written these uses became non-conforming. Two of the properties in question are Gilbert's Thriftway Market at 1625 North 15th, and Arcieri Nursery at 1525 North 1st. Mr. Stranger pointed out that a businessman buying property which is zoned conforming has the right to expect that he will be able to expand. If zoning is later changed and the property becomes non-conforming, he should still have the right to some expansion. A discussion of needs of neighborhoods ensued.

A motion was made by Mr. Stranger and seconded by Mr. Palo that a Public Hearing be set to consider a amendment to the section of the Ordinance referring to Non-Conforming Uses. The motion carried.

V. REQUEST FOR REVOKABLE PERMIT FOR THE NEW POST OFFICE BUILDING.

Mr. Warner read a letter from Mr. Charles D. Crosly requesting a revokable permit allowing a 2 foot encroachment on the right-of-way for footings, at the site of the new Post Office Building. Mr. Stranger made a motion to recommend to Council that the permit be granted, it was seconded by Mr. Colescott and the motion carried.

VI. REQUEST FOR REVOKABLE PERMIT FOR THE KENDALL BUILDING.

Mr. Warner read a letter from Mr. R. A. Van Deusen requesting a revokable permit to allow a 11 inch encroachment on city property at the site of the proposed Kendall Building. (8th & Grand) Mr. Stranger made a motion to recommed to Council that the permit be granted. The motion was seconded by Mr. Palo and carried.

VII. GENERAL DISCUSSION - QUARTLY DUES, REGIONAL PLANNING COMMISSION.

Mr. Stranger suggested that the City pay its share to the Regional Planning Commission at the start of each quarter rather than at the close of the quarter. He said that the Commission has an operating expense problem when payment is made this late.

VIII. ADJOURNMENT.

There being no further business to come before the Commission, the meeting was regularly adjourned at 9:55 A. M.

Don Warner, Development Director