

QUARTLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 12, 1964 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Messrs. Bob Baker, Chairman, David Palo, Richard Stranger, Harry O. Colescott, and Mrs. William Hyde.

Others Present: Don Warner, Development Director, Mr. Andy Williams and Mr. Keith Mumby, attorneys representing clients.  
A group of interested property owners were present.

Full tape recording of this meeting available in Development Office.

I. MINUTES APPROVED.

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

II. RECOMMEND TO CITY COUNCIL THAT CITY BLOCKS 1, 2, AND 3, BE REZONED C-1. (NORTH HALFS OF BLOCKS ONLY)

Chairman Baker read into the minutes letters from property owners of the North half of Block 1, 2, and 3, City of Grand Junction, requesting a change from B-1 (limited business) to C-1 (light commerce). This property is located on the South side of North Avenue between 9th Street and 12 Street. Said letters are hereby incorporated into the minutes of this meeting and are on file in the Development Office.

Mr. Warner presented the Commission with maps of the three blocks, showing which lot owners had signed the letters. Several property owners spoke against the proposed rezoning and several spoke in favor. The Commission pointed out that the property as zoned now was not consistent with the increased traffic and commercial aspect of North Avenue.

Mrs. Hyde made a motion that the Planning Commission recommend to the City Council that the North Half of Block 1, 2, and 3, City of Grand Junction be rezoned C-1 (light commerce). Mr. Palo seconded the motion, the motion carried.

III. RECOMMEND TO CITY COUNCIL THAT BLOCK 2, AND LOTS 1 THRU 3, BLOCK 1 BE REZONED B-3 AND RECOMMEND TO CITY COUNCIL THAT LOTS 4 THRU 7, BLOCK 1 BE REZONED R-3.

Chairman Baker read a letter from Teller Arms Inc. requesting that Block 2 be rezoned from B-1 (limited business) to B-3 (retail business), and that Lots 1, 2, and 3 of Block 1 be rezoned from R-1-C (single family residence) to B-3 (retail business), and that Lots 4 thru 7 of Block 1 be rezoned from R-1-C (single family residence) to R-3 (multi-family residence).

Mr. Keith Mumby, attorney for the Teller Arms Inc. presented the Commission with a plat sheet of the area requested to be rezoned and stated the need for the rezoning. He stated that when Block 2 was originally zoned the idea was to develop Professional Offices on the area but the present demand was for small specialty shops. Mr. Dale Luke presented the Commission with a drawing of a proposed building to be placed on the block. A representative of the Teller Arms Nursing Home stated that he was concerned about the back entrance of the proposed buildings facing on the nursing home.

A general discussion was held on the rezoning of the complete area and its affect on the surrounding property.

Mr. Palo made a motion that the Planning Commission recommend to the City Council that Block 2, and Lots 1, 2, and 3 of Block 1, Teller Arms Subdivision be rezoned B-3 (retail business). Mr. Stranger seconded the motion. 4 ayes - 1 nay, motion carried.

IV. RECOMMEND TO THE CITY COUNCIL THAT LOT 2 of BLOCK 1, FAIRMOUNT SUBDIVISION BE ZONED R-3.

Mr. Warner showed the Commission the location of the Fairmount Subdivision and pointed out that zoning this area R-3 would be consistent with the adjoining area. Mr. Heller, the owner of the property, spoke to the Commission and also asked that the property be zoned R-3. He pointed out to the Commission that the area is now developed as a multi-family zone and future development would be along these lines.

Mr. Stranger made a motion that the Planning Commission recommend to the City Council that Lot 2 of Block 1 Fairmount Subdivision be zoned R-3 (multi-family residence), the motion was seconded by Mr. Palo. The motion carried.

V. RECOMMEND TO CITY COUNCIL THAT MCCARY TRACT ANNEXATION BE ZONED R-3 (MULTI-FAMILY RESIDENCE).

Mr. Warner showed the Commission the location of the McCary Tract. It was pointed out to the Commission that R-3 (multi-family residences) would conform with the surrounding property. A general discussion was held on the rezoning.

Mr. Palo made a motion to recommend to the City Council that the McCary Tract Annexation be zoned R-3 (multi-family residence). Mr. Stranger seconded the motion. The motion carried.

VI. NON-CONFORMING USE SECTION RECOMMENDED TO CITY COUNCIL FOR CHANGE OF SECTION 7, PARAGRAPH g. PERTAINING TO EXPANSION OF NON-CONFORMING USES.

Mr. Warner explained to the Commission the reason for the change and the areas that the change could involve. A general discussion was held on the need. Mr. Gilbert spoke on the effect that the change would have on his business.

Mr. Colescott made a motion to recommend to the City Council that the proposed changes be adopted, Mr. Stranger seconded the motion. The motion carried.

Full copy of proposed change on File in Development Office.

VII. NON-CONFORMING USE SECTION RECOMMENDED TO CITY COUNCIL FOR CHANGE OF SECTION 7, PARAGRAPH h. PERTAINING TO NON-CONFORMING SIGNS.

Mr. Warner explained to the Commission the reason for the needed change. A general discussion was held on the signs that would be affected. Mrs. Hyde made a motion to recommend to the City Council that Section 7, paragraph h, be amended as proposed. Mr. Palo seconded the motion and the motion carried.

Full copy of proposed change on File in Development Office.

VIII. ADJOURNMENT.

The meeting was regularly adjourned at 9:45 A.M.

  
Don Warner, Development Director