

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - November 18, 1964 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Clinton Smith, Chairman, Mrs. Wm. Hyde and Messers. Richard Stranger, Ray Meacham, David Palo and Robert Baker.

Others Present: Don Warner, Development Director, Warren Reams, M. E. McCallister, and interested property owners.

I. MINUTES APPROVED.

A motion was made by Mr. Baker and seconded by Mr. Meacham to approved the amended minutes of the regular meeting of October 28, 1964. The motion carried.

II. REZONING APPLICATION WITHDRAWN.

The Chairman read a letter from Mr. Amos Raso withdrawing his application for the proposed rezoning at 1121 Houston.

III. RECOMMEND TO CITY COUNCIL THAT LOTS 28 thru 32, BLOCK 4, AND LOTS 22 thru 30, BLOCK 5, CITY OF GRAND JUNCTION BE REZONED C-1. (North side of Belford, south of the alley south of North Avenue, from the alley east of 7th Street, to the City Market parking lot.

Chairman Smith read a letter from area property owners requesting a change from R-2 (Two Family Residence) to C-1 (Light Commerce).

Mr. Warner presented a map of the area involved and pointed out that the requested zoning would be the same as that of the property abutting on the west and north. Mr. Earl Fuoco, owner of Lots 28 and 29, Block 4 stated that a music store was proposed for his property.

A general discussion was held on the effect of this proposed rezoning on the surrounding property.

Mr. Stranger made a motion that the Planning Commission recommend to the City Council that Lots 28 thru 32, Block 4, and Lots 22 thru 30, Block 5, City of Grand Junction be rezoned C-1 (Light Commerce). Mr. Palo seconded the motion. Five ayes, one nay, motion carried.

IV. RECOMMEND TO CITY COUNCIL THAT THE NORTHWEST CORNER OF 1st AND ORCHARD BE REZONED B-2 (NEIGHBORHOOD BUSINESS). (As described and published in Public Notice in the Daily Sentinel on November 3, 1964.)

A map of the area was shown to the Commission. Mr. Warner pointed out that the 1st Street frontage of this area was already zoned B-2 and that this was an extension of that area, and that the expanded area would be under the maximum square footage allowed for a B-2 zone.

Mr. Allen Gaddy, a property owner, asked the Commission several questions concerning the proposed rezoning. A general discussion followed in which the needs of the area and the effects of zoning were discussed.

Mr. Baker made a motion that the Planning Commission recommend to the City Council that the property as described in legal advertisement be rezoned B-2 (Neighborhood Business). Mr. Palo seconded the motion, the motion carried.

V. RECOMMEND TO CITY COUNCIL THAT AN AREA ON THE SOUTH SIDE OF LOREY DRIVE BE REZONED P (Parking). (As described and published in a Public Notice in The Daily Sentinel on November 3, 1964.)

There was a discussion of a Parking zone to support the proposed B-2 zone.

Mr. Palo made a motion that the Planning Commission recommend to the City Council that the property as described in legal advertisement be rezoned P (Parking). Mr Baker seconded the motion, motion carried.

VI. RECOMMEND TO CITY COUNCIL THAT AN AREA ON THE WEST SIDE OF 1st STREET BETWEEN INDEPENDENT AVENUE AND WEST MESA AVENUE BE REZONED R-3 (MULTI-FAMILY RESIDENCE). (As described and published in a Public Notice in The Daily Sentinel on November 3, 1964.)

The Chairman read a letter from Warren Teams, attorney for Joe Grassi, requesting the rezoning and explaining the reasons for the request. Mr. Reams told the Commission that a Knights of Columbus meeting hall was planned for the property owned by Mr. Grassi and showed the proposed location for the building.

Mr. Warner pointed out that this proposed rezoning would have no effect on the Arcieri property because it would remain a non-conforming use. A general discussion followed.

Mrs. Hyde made a motion that the Planning Commission recommend to the City Council that the property as described in legal advertisement be rezoned R-3 (Multi-Family Residence). Mr. Stranger asked to be excused from the voting because of a possible conflict of interest. Mr. Meacham seconded the motion, motion carried

VII. ADJOURNMENT.

There being no further business to come before the Planning Commission, the meeting was regularly adjourned at 9:40 A.M.

*Don Warner*

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Don Warner  
Development Director