

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 4, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Grace Smith, Chairman, Mrs. Barbara Hyde, Richard Stranger, Robert Baker, James Golden.

Others Present: William Rump, Walter Phillips, Wade Conwell, Don Warner.

I. MINUTES APPROVED

The minutes of the last regular meeting of July 28, 1965 were approved as mailed.

II. RECOMMEND TO CITY COUNCIL THAT REQUEST FOR ZONE CHANGE IN BLOCK 1 LOTS 1 THROUGH 24 AND BLOCK 2 LOTS 1 THROUGH 24 BE GRANTED

Mr. William Rump, representing the Monument Credit Corporation; owners of Block 2, Lots 1 through 18 and the South $\frac{1}{2}$ of Lot 44, and Lots 45 through 48, requested that Block 1 Lots 1 through 24 and Block 2 Lots 1 through 24 be rezoned from R-3 (Multi-Family Residence) and R-1-D (One-Family Residence), respectively, to I-1 (Light Industry) (Between Lawrence and the alley west of Crawford from Fairview to Hale) for the purpose of building a warehouse for storing fences and possibly some fabricating of fences. The request was based on the consideration that this area is not desirable for any type of residential construction as it adjoins an area to the east which is zoned I-2 (Heavy Industry). Contact of the owners of the property in the area revealed that most felt rezoning the area would put the land to a more constructive use and would, therefore, enhance property value.

Mr. Wade Conwell objected to this area being rezoned as I-1 on the grounds that property value in this area had already decreased because of the odor created by waste materials and burning by the Layton Bros. Drum Co. and that property value would further decrease if this area were rezoned I-1. Comment was made that Layton Bros. Drum Co. had agreed to install an industrial-type burner which will help to eliminate smoke and fumes in the area.

It was pointed out that I-1 zoning which controls the type of industry permitted as well as restricts that industry would be advantageous to the Crawford Subdivision.

Mr. Golden moved to recommend to the City Council that the area under consideration be rezoned to I-1. Mr. Stranger seconded. Motion carried.

III. RECOMMEND TO THE CITY COUNCIL THAT REQUEST FOR ZONE CHANGE AT THE SOUTHEAST CORNER OF ORCHARD AVENUE AND 28 ROAD BE GRANTED

Mr. Walter Phillips in behalf of Mr. Tom Elder requested that the West 355 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7 of Township 1 South of Range 1 East of the Ute Meridian (Southeast corner of Orchard Avenue and 28 Road) be rezoned from R-1-D (Single-Family Residence) to R-3 (Multi-Family Residence) for the purpose of building a nursing home. The Interstate Medical Group, Inc. holding option to the 3 acres will build the home which will be of brick construction approximately 25,000 square feet in area, single level, with accommodations for 40-50 beds at the present. Off-street parking will be provided.

The question was asked why only a portion of the area was being requested for rezoning. It was explained that as Mr. Elder owns 14 acres which extends to 28 $\frac{1}{4}$ Road with the exception of the existing houses whose owners are interested primarily in retaining access to their properties there would probably not be any problem regarding future zoning.

Mr. Golden moved to recommend to the City Council that the zoning change be granted. Mr. Baker seconded. Motion carried.

IV. TEXT CHANGES IN CITY ZONING ORDINANCE

Amend to add the following to Use Group Section:

1.8 Residential Bulk Development...consists of an area of planned residential development in which the land remains as a single unit in condominium ownership or otherwise. Title to this unit of land may be held by a partnership, company, corporation, or an individual or individuals in condominium ownership. Title to each residential unit may be held in any manner shown above. Minimum size for Residential Bulk Development shall be two acres exclusive of public road right of way. Regulations governing Residential Bulk Development shall be prepared by the Development Department and Planning Commission.

Mrs. Hyde moved to recommend to City Council the addition of 1.8 Residential Bulk Development to the Zoning Ordinance. Mr. Golden seconded. Motion carried.

4.1 Service business, limited, inside

Amend to add the following sentence for clarification: Any retail sales made in connection with this use shall be clearly incidental to the primary service use from which the major part of the income is derived.

Mrs. Hyde moved to recommend to City Council the addition of sentence. Mr. Baker seconded. Motion carried.

4.3 Service Business, Personal, inside

Amend to delete 'except entertainment' and to add 'but not entertainment' at end of paragraph.

Mrs. Hyde moved to recommend to City Council the deletion and addition. Mr. Baker seconded. Motion carried.

Amend to change method of measurement governing placement of gasoline service stations to read as follows:

5.2 Gasoline Service Stations....consists of buildings and surfaced area where automotive vehicles may be refueled and serviced. Such service does not include tire recapping, body painting or repair, nor engine repair which requires the removal of the head or the pan of the engine. Vehicles shall not be stored on the public right of way before, during or after servicing. Gasoline service stations shall not be placed within 400 feet of an entrance to a school building or playground, nor within 400 feet of an existing gasoline service station except that where a median strip is installed the 400 feet requirement shall not apply to service stations located on opposite sides of the street in which the median strip exists. Such measurement shall be made along the street right-of-way lines between closer access driveways of the two stations.

Mr. Stranger moved to recommend to City Council the proposed change. Mr. Baker seconded. Motion carried.

R-1-A One-Family Residence

Amend to add:

Assembly Use..... 2.3 under Permitted Uses

Mr. Baker moved to recommend to City Council the proposed addition (2.3 Swimming pool, semi-public). Mr. Stranger seconded. Motion carried.

R-1-B One-Family Residence

Amend to add:

Assembly Use..... 2.3 under Permitted Uses

Residential Use..... 1.8 under Conditional Uses

Mr. Baker moved to recommend to City Council the proposed additions (2.3 Swimming pool, semi-public) (1.8 Residential Bulk Development). Mrs. Hyde seconded. Motion carried.

R-1-C One-Family Residence

Amend to add:

Assembly Use..... 2.3 under Permitted Uses

Residential Use..... 1.7, 1.8 under Conditional Uses

R-1-D One-Family Residence

Amend to add:

Assembly Use..... 2.3 under Permitted Uses

Residential Use..... 1.7, 1.8 under Conditional Uses

Amend to delete:

Business..... 4.9 under Conditional Uses

Mr. Baker moved to recommend to City Council additional uses in R-1-C and R-1-D (2.3 Swimming pool, semi-public) (1.7 Mobile Home Subdivision) (1.8 Residential Bulk Development): and deletion of usage in R-1-D (4.9 Mobile home park). Mr. Stranger seconded. Motion carried.

R-2 Two-Family Residence

Amend to add:

Residential Use... 1.8 under Conditional Uses

Mr. Stranger moved to recommend to City Council the additional conditional use (1.8 Residential Bulk Development). Mr. Golden seconded. Motion carried.

R-3 Multi-Family Residence

Amend to add:

Residential Use.... 1.7, 1.8 under Conditional Uses

Mr. Baker moved to recommend to City Council the additional uses (1.7 Mobile Home Subdivision) (1.8 Residential Bulk Development). Mr. Stranger seconded. Motion carried.

Performance Standards

Amend to read as follows:

(6) Truck Parking.....In R residential zone districts only one commercial vehicle for each living unit may be parked on the premises. Any commercial vehicle so parked must be stored in a private garage, carport or rear yard of a residential lot. In R-1-A and R-1-B residential zone districts the size of said commercial shall not exceed 3/4 ton carrying capacity, and in R-1-C, R-1-D, R-2, and R-3 residential zone districts said commercial vehicle shall not have more than two (2) axles in tandem on a power unit, and shall not have a gross loaded weight capacity of more than ten (10) tons.

Mr. Baker moved to recommend to City Council the proposed change. Mr. Golden seconded. Motion carried.

Mobile Home Park (Trailer Court)

Amend to change definition to agree with use section of Zoning Ordinance as follows:

Mobile Home Park (Trailer Court).....Any premises where two (2) or more trailer coaches or mobile homes are parked for living or sleeping purposes; or any premises used or set apart for supplying to the public, parking space for two (2) or more trailer coaches or mobile homes for living or sleeping purposes, and which include any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer court or camp or mobile home park.

Mr. Stranger moved to recommend to City Council the propped change. Mrs. Hyde seconded. Motion carried.

V. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 10:10 a.m.



Don Warner
Development Director

DOWNTOWN PARKING CORPORATION - CITY OF GRAND JUNCTION
 CUMULATIVE FINANCIAL REPORT
 Inception April 15, 64 to

Schedule 1: Expenditures

Moving expenses*
 Property purchase
 Improvements
 Lease payments
 Advertising
 Abstracts & recording
 Professional fees
 Revenue stamps
 Insurance
 Prop. taxes & specials
 Interest
 Telephone
 Meter purchases
 Other expenses
 Total Expenditures

	400 COLORADO 67 spaces			500 COLORADO 69 spaces		6th & COLO 33 spaces	TOTALS
	Parcel B	Parcel C	Parcel D	Parcel A	Parcel E	City Owned	
					5000.00		5000.00
					66250.00		66250.00
	2696.67				1952.77	1982.06	6631.50
	3040.00	525.00	600.00	1000.00			5165.00
	4.30						4.30
					12.40		12.40
	179.29	46.96	59.75	55.49	298.16		639.65
					45.50		45.50
	47.96	12.57	15.97	14.85	260.38		351.73
					755.81		755.81
	3.86	1.01	1.29	1.19	3174.07		3181.42
					6.78		6.78
					3240.00		3240.00
	12.42	3.24	4.16	3.84	16.59		40.25
	5984.50	588.78	681.17	1075.37	81012.46	1982.06	91324.34
Schedule 2: Reserves							
Prop. purchases, future	- - - - does not apply - - - -						
Lot maint. & serv							
Total reserves							
Schedule 3: Revenues							
Rentals							
Meter receipts, lots	1127.75	295.38	375.78	344.64	585.54	1081.18	3810.27
Meter receipts, shop pk					13512.15		13512.15
Other							
Total revenues	1127.75	295.38	375.78	344.64	14097.69	1081.18	17322.42
Difference	-4856.75	-293.40	-305.39	-730.73	-66914.77	-900.88	-74001.92

* = Expenses over Revenues

+ = Revenues over Expenses

* Cost to move two present tenants to put lot in operation two years earlier than tenants leases would allow. Meter revenues for two years should exceed the \$5000.00 paid.

XERO COPY

Parcel A:

13 spaces, part of 500 Colorado Lot, 69 spaces total when completed in 1965.

The North 25 feet of Lot 20, and all of Lot 21; Together with ingress and egress over the North 25 feet of Lot 19, and ingress and egress over the South 25 feet of Lot 20; all in Block 117, City of Grand Junction.

This lease with Mr. Schliesswohl is from September 10, 1964 to September 10, 1965, at a monthly rental of \$100.00 per month.

Parcel B:

42 spaces, part of 4th and Colorado Lot, 67 spaces total.

Lots 25 to 28 inclusive, in Block 118, City of Grand Junction.

This lease with Charles Willsea is from November 1, 1964 to November 1, 1967, at a monthly rental of \$380.00 per month.

Parcel C:

11 spaces, part of 4th and Colorado Lot, 67 spaces total.

The North 25 feet of Lots 21 to 24 inclusive, in Block 118, City of Grand Junction.

This lease is from Ieland Schmidt at a monthly rental of \$75.00 per month. (From Dec. 1, 1964)

Parcel D:

14 spaces, part of 4th and Colorado Lot, 67 spaces total.

Lot 29 in Block 118, City of Grand Junction.

This lease with Carl Purcell is from November 1, 1964, to November 1, 1967, at a monthly rental of \$75.00 per month.

Parcel E:

28 spaces at present, 56 when completed in 1965. Part of 4th and Colorado Lot, 69 spaces total when completed.

Lots 22 to 26 inclusive, in Block 117, City of Grand Junction - is owned by first party. (Downtown Parking Corporation)

Lot 22 was purchased by The Downtown Parking Corporation in 1964 from Henry Martin & Mary Louise Mason for \$17,750.00; lots 23 to 26 inclusive, were purchased in 1964 from Ernest E. Terrill Estate (U.S. Bank, Trustee) for \$48,500.00.



CITY OF GRAND JUNCTION
 DOWNTOWN PARKING LOTS
 CONSTRUCTED IN CO-OPERATION WITH
 THE DOWNTOWN PARKING CORPORATION, INC.